



Short-Term Rental Accommodations Act

SHORT-TERM RENTAL
ACCOMMODATIONS REGULATION

B.C. Reg. 268/2023

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This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at www.bclaws.ca.

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Short-Term Rental Accommodations Act

**SHORT-TERM RENTAL
ACCOMMODATIONS REGULATION**

B.C. Reg. 268/2023

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PART 1 – INTERPRETATION AND EXEMPTIONS

Definitions

1 (1) In this regulation:

“**Act**” means the *Short-Term Rental Accommodations Act*;

“**authorized site**” means an internet site that is maintained by the minister or authorized by the minister to be used for the purposes of the Act and this regulation;

“**float home**” means a structure that is

- (a) designed, constructed or manufactured to float on water,
- (b) used or intended to be used as living accommodation in a fixed location, and
- (c) not capable of movement under its own power;

“**home exchange**” means a reciprocal arrangement for a person who offers a right to use the person’s property for accommodation in British Columbia in exchange for the right to use another person’s property;

“**major platform service provider**” means a platform service provider, other than a platform service provider of a strata-titled hotel or motel platform, that had 1 000 or more platform offers on the platform on the date of application for registration or renewal of registration;

“**medium platform service provider**” means a platform service provider, other than a platform service provider of a strata-titled hotel or motel platform, that had 250 to 999 platform offers on the platform on the date of application for registration or renewal of registration;

“**minor platform service provider**” means a platform service provider, other than a platform service provider of a strata-titled hotel or motel platform, that had 249 or fewer platform offers on the platform on the date of application for registration or renewal of registration;

“**outdoor recreational activity**” has the same definition as in section 8 (2) of the Prescribed Classes of Property Regulation;

“**strata-titled hotel or motel**” means a property in which accommodation is provided in a manner similar to that of a hotel or motel and, in respect of which property,

- (a) a strata plan is filed under the *Strata Property Act*, and
- (b) different owners own different strata lots;

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“**strata-titled hotel or motel platform**” means a platform that is available exclusively for each of the owners of strata lots in a strata-titled hotel or motel to make platform offers;

“**student accommodation**” means property that is

- (a) ordinarily used for more than 6 months in the calendar year for the living accommodation of students or employees of an educational institution, and
- (b) owned or operated by the educational institution or by a non-profit organization;

“**time share property**” means property within British Columbia, other than a strata-titled hotel or motel or a property described in section 4 (4), in respect of which a person

- (a) has a time share contract within the meaning of the *Business Practices and Consumer Protection Act*, or
- (b) has a time share interest within the meaning of the *Real Estate Development Marketing Act*.

- (2) In this regulation, “**common property**”, “**strata corporation**” and “**strata lot**” have the same meaning as in section 1 (1) of the *Strata Property Act*.

[am. B.C. Regs. 85/2024, App., s. 1; 2/2025, App., s. 1.]

Interpretation

- 2** (1) For the purposes of section 1 of the Act,
- (a) in respect of the definition of “exempt land”, the geographic areas listed or described in Schedule 1 are prescribed,
 - (b) the persons or entities that provide platform services exclusively in respect of the following accommodations are excluded from the definition of “platform service provider”:
 - (i) a time share property;
 - (ii) a home exchange;
 - (iii) student accommodation;
 - (iv) accommodation that is provided by an operator of outdoor recreational activities,
 - (c) in respect of the definition of “residence”, a float home is a prescribed dwelling,
 - (d) in respect of the definition of “short-term rental accommodation service”, an accommodation service is prescribed if, when the accommodation service was first provided,
 - (i) accommodation was to be provided for 90 consecutive days or more but ends before 90 consecutive days have passed, and
 - (ii) the end of the accommodation could not have been reasonably foreseen by a supplier host, and

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- (e) in respect of the definition of “short-term rental information”, the following is prescribed information:
- (i) if applicable, a unit number;
 - (ii) in the case of a property host or supplier host that is an individual, the individual’s date of birth;
 - (iii) the property host’s social insurance number or, if the property host does not have a social insurance number, the applicable of the following:
 - (A) the property host’s individual tax number;
 - (B) the property host’s temporary tax number;
 - (C) the property host’s business number within the meaning of the *Income Tax Act* (Canada);
 - (iv) if applicable, in respect of the property host and any other person who is a supplier host, any business name under which the property host or supplier host operates.

- (2) For certainty, the reference to “platform offers” in the definitions of “major platform service provider”, “medium platform service provider”, “minor platform service provider” and “strata-titled hotel or motel platform” is limited to short-term rental accommodation services provided in British Columbia.

[am. B.C. Regs. 85/2024, App., s. 2; 2/2025, App., s. 2.]

General exemptions

- 3** (1) For the purposes of section 3 [*what this Act does not apply to*] of the Act, a strata-titled hotel or motel is not a hotel or motel.
- (2) This Act does not apply to the following properties:
- (a) a vehicle;
 - (b) a tent or other temporary shelter.

Exemptions related to strata-titled hotels or motels

- 3.1** (1) In this section:

“**manager**” means a person or entity that manages the provision of accommodation in a manner similar to that of a hotel or motel in the strata-titled hotel or motel;

“**occupancy date**”, in respect of a strata-titled hotel or motel, means

- (a) the date when an occupancy permit was first issued, or
- (b) in a jurisdiction where occupancy permits are not issued, the date when the strata-titled hotel or motel is first capable of being occupied.

- (1.1) The registration requirement imposed under section 6 [*short-term rental offers must be registered*] of the Act applies, or does not apply, to a short-term rental offer for accommodation at a strata-titled hotel or motel as follows:

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- (a) in the case of a short-term rental offer made only on a strata-titled hotel or motel platform, the registration requirement does not apply;
 - (b) in the case of a short-term rental offer made on a platform other than a strata-titled hotel or motel platform,
 - (i) for certainty, the registration requirement applies, and
 - (ii) if the manager is the supplier host who is responsible for registering the short-term rental offer, the application for registration or renewal of registration does not require payment of the fee described in section 6 (2) (c) of the Act and section 4.6 (1) [*prescribed fees – short-term rental offers*] of this regulation.
- (1.2) For certainty, the registration requirement imposed under section 7 [*platform service providers must be registered*] of the Act applies to a platform service provider of a strata-titled hotel or motel platform.
- (2) The principal residence requirement does not apply to a strata-titled hotel or motel if,
- (a) in the case of a strata-titled hotel or motel in which, before December 8, 2023, accommodation was being provided in a manner similar to that of a hotel or motel,
 - (i) on December 8, 2023, the strata-titled hotel or motel had, and continues to have, all of the following services, which are provided in a manner similar to that of a hotel or motel:
 - (A) a strata-titled hotel or motel platform;
 - (B) one or more employees or contractors provide services to administer a front desk in person at the strata-titled hotel or motel;
 - (C) one or more employees or contractors provide housekeeping services within the strata lots in which the accommodation is provided, or
 - (ii) two or more of the strata lots in the strata-titled hotel or motel were, on December 8, 2023, not able to be used, and continue to not be able to be used, as a principal residence by any person due to a restriction under
 - (A) a rental management agreement between the manager and one or more owners of the strata lots in the strata-titled hotel or motel,
 - (B) a restrictive covenant registered against the land or a covenant under section 219 [*registration of covenant as to use and alienation*] of the *Land Title Act* registered against the land,
 - (C) a land use regulation bylaw, within the meaning of section 455 [*definitions in relation to Part 14*] of the *Local Government Act*, or

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- (D) a zoning bylaw, within the meaning of section 559 [*definitions for Part XXVII*] of the *Vancouver Charter*, or
- (b) in the case of a strata-titled hotel or motel in respect of which the occupancy date was on or after December 8, 2023, both of the following apply:
- (i) the strata-titled hotel or motel has all of the following services, which are provided in a manner similar to that of a hotel or motel:
- (A) a strata-titled hotel or motel platform;
- (B) one or more employees or contractors provide services to administer a front desk in person at the strata-titled hotel or motel;
- (C) one or more employees or contractors provide housekeeping services within the strata lots in which the accommodation is provided;
- (ii) two or more of the strata lots in the strata-titled hotel or motel are, on the occupancy date, not able to be used and continue to not be able to be used, as a principal residence by any person due to a restriction under
- (A) a rental management agreement between the manager and one or more owners of the strata lots in the strata-titled hotel or motel,
- (B) a restrictive covenant registered against the land or a covenant under section 219 [*registration of covenant as to use and alienation*] of the *Land Title Act* registered against the land,
- (C) a land use regulation bylaw, within the meaning of section 455 [*definitions in relation to Part 14*] of the *Local Government Act*, or
- (D) a zoning bylaw, within the meaning of section 559 [*definitions for Part XXVII*] of the *Vancouver Charter*.
- (3) A platform service provider of a strata-titled hotel or motel platform is exempt from the following requirements imposed under section 17 [*platform service provider requirements*] of the Act:
- (a) the requirement to confirm the validity of registration numbers under section 17 (1) (b) (ii) of the Act and section 13.1 [*confirming validity of registration numbers*] of this regulation;
- (b) the requirement to record, maintain and disclose to the minister records under section 17 (1) (c) of the Act and section 14 [*periodic disclosure*] of this regulation.

[en. B.C. Reg. 85/2024, App., s. 3; am. B.C. Regs. 128/2024, Sch. 1, s. 1; 2/2025, App., s. 3.]

Specific exemptions

- 4** (1) The registration requirement and the principal residence requirement do not apply to the following properties or circumstances:

- (a) a time share property;
 - (b) a home exchange;
 - (c) a student accommodation;
 - (d) accommodation that is provided primarily for visitors of residents of strata lots and that is in
 - (i) common property, or
 - (ii) a strata lot owned by the applicable strata corporation;
 - (e) accommodation that is provided by an operator of outdoor recreational activities.
- (2) The registration requirement does not apply to a short-term rental offer for
- (a) a time share property,
 - (b) a home exchange,
 - (c) a student accommodation, or
 - (d) accommodation that is provided by an operator of outdoor recreational activities.
- (3) In the case of a platform service provider that is, in respect of a platform, licensed as a travel wholesaler under the *Business Practices and Consumer Protection Act* and the Travel Industry Regulation, the application for registration or renewal of registration as a platform service provider need not be accompanied by the payment of a registration fee.
- (4) The principal residence requirement does not apply to a property in respect of which a property host holds a fractional interest if the property may not be used as a principal residence by any person due to mandatory provisions in the applicable fractional ownership agreement.
- [en. B.C. Reg. 2/2025, App., s. 4.]

PART 1.1 – REGISTRATION

Division 1 – General

Prescribed manner for authentication

- 4.1** For the purposes of section 5 (5) [*appointment of registrar, delegation and authentication*] of the Act, the prescribed manner for the authentication of an individual is an electronic format that is compatible with the technical requirements of the registrar.
- [en. B.C. Reg. 2/2025, App., s. 5.]

Required information or documents

- 4.2** For the purposes of section 6 (2) [*short-term rental offers must be registered*] of the Act, the registrar may, in the application, specify required information or documents

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that the registrar considers necessary for the purposes of registration that are not otherwise required under the Act.

[en. B.C. Reg. 2/2025, App., s. 5.]

Prescribed registration period

- 4.3** For the purposes of section 8 [*registration*] of the Act, the prescribed period of time is one year.

[en. B.C. Reg. 2/2025, App., s. 5.]

Prescribed time and information for changes

- 4.4** For the purposes of section 9 (1) (a) [*terms and conditions of registration*] of the Act,

- (a) 14 days is the prescribed period of time within which a registrant must report a change in any prescribed information to the registrar, and
- (b) the following information is prescribed:
 - (i) in the case of a short-term rental offer,
 - (A) the short-term rental information,
 - (B) the status of the property as the principal residence of the property host, and
 - (C) the status of the short-term rental offer as being offered either in an entire residence or only in a portion of a residence;
 - (ii) in the case of a platform service provider, the platform service provider information.

[en. B.C. Reg. 2/2025, App., s. 5.]

Division 2 – Registration Matters Relating to Short-Term Rental Offers

**Prescribed terms and conditions of
registration – short-term rental offers**

- 4.5** (1) The following terms and conditions of registration are prescribed in respect of a short-term rental offer:
- (a) the short-term rental offer and the short-term rental accommodation services provided at the relevant property must be provided in compliance with applicable short-term rental bylaws and related bylaws;
 - (b) a new registration is required if either of the following changes in circumstances occurs:
 - (i) the short-term rental offer has a new property host;
 - (ii) subject to subsection (2), the registration of the short-term rental offer was
 - (A) for accommodation services that were provided in only a portion of a residence, and

- (B) there is a change in the short-term rental offer to provide accommodation services in the entire residence.
- (2) The circumstance described in subsection (1) (b) (ii) does not apply if the relevant short-term rental offer is in respect of accommodation in a residence that continues to be the principal residence of the property host.
- [en. B.C. Reg. 2/2025, App., s. 5.]

Prescribed fees – short-term rental offers

- 4.6** (1) For the purposes of section 6 (2) (c) [*short-term rental offers must be registered*] of the Act, the following fees are prescribed:
- (a) \$100, if a short-term rental offer is for accommodation services that are provided in
- (i) the principal residence of the property host, or
- (ii) only a portion of a residence;
- (b) \$450 in any other case.
- (2) If an application for registration of a short-term rental offer is submitted
- (a) prior to March 1, 2025, the prescribed fees described in subsection (1) are reduced by 50%, and
- (b) from March 1, 2025 until March 31, 2025, the prescribed fees described in subsection (1) are reduced by 25%.
- [en. B.C. Reg. 2/2025, App., s. 5.]

**Division 3 – Registration Matters
Relating to Platform Service Providers****Registration matters –
platform service providers**

- 4.7** If a platform service provider operates more than one platform, the platform service provider is not required to register separately in respect of each platform.
- [en. B.C. Reg. 2/2025, App., s. 5.]

Prescribed fees – platform service providers

- 4.8** For the purposes of section 7 (2) (c) [*platform service providers must be registered*] of the Act, the following fees for the application for registration or renewal of registration of platform service providers are prescribed:
- (a) in the case of a major platform service provider, \$5 000;
- (b) in the case of a platform service provider other than a major platform service provider, including the following, \$600:
- (i) a medium platform service provider;
- (ii) a minor platform service provider;
- (iii) a platform service provider of a strata-titled hotel or motel platform.
- [en. B.C. Reg. 2/2025, App., s. 5.]

SHORT-TERM RENTAL ACCOMMODATIONS REGULATIONPart 2 – Principal Residence Requirement

Division 4 – Registrar Decisions**Review of registrar’s decision**

- 4.9** (1) For the purposes of section 11 (1) [*review of decision of registrar*] of the Act, a person may apply to a responsible official for a review of the registrar’s decision about the person’s registration or renewal of registration
- (a) in writing,
 - (b) within 14 days of having received the registrar’s decision,
 - (c) with full particulars of the grounds for review, and
 - (d) not more than once in respect of each of the registrar’s decisions.
- (2) On application made to a responsible official before the expiry of the period of time described in subsection (1) (b) of this section, the responsible official may extend that period of time.
- (3) A decision of the registrar may only be reviewed on the following grounds:
- (a) there is new information that is substantial and material to the review;
 - (b) the person was unable to be heard due to circumstances that could not be anticipated and were beyond the person’s control;
 - (c) a technical irregularity or error occurred that materially affected the decision;
 - (d) the registrar did not determine an issue that the registrar was required to determine.

[en. B.C. Reg. 2/2025, App., s. 5.]

PART 2 – PRINCIPAL RESIDENCE REQUIREMENT**Division 1 – Interpretation Relating to
Principal Residence Requirement****Prescribed location – accessory dwelling units**

- 5** (1) In this section, “**parcel**” has the same meaning as in section 1 of the *Land Title Act*.
- (2) For the purposes of section 14 (1) (b) [*principal residence requirement*] of the Act, in respect of an accessory dwelling unit referred to in that paragraph, a prescribed location is on the same parcel as the property host’s principal residence.

Principal residence declaration

- 5.1** (1) For the purposes of section 14 (2) (b) of the Act, a declaration need not include more than

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- (a) one of the prescribed identification documents listed in subsection (2) (a) of this section,
 - (b) two of the prescribed supporting documents listed in subsection (2) (b) of this section, and
 - (c) if the property host is a tenant, one of the prescribed tenancy documents listed in subsection (3) of this section.
- (2) For the purposes of section 14 (2) (b) of the Act, the following documents are prescribed in respect of the property host and the relevant property:
- (a) the following identification documents:
 - (i) a British Columbia Driver's Licence;
 - (ii) a BC identification card within the meaning of the Identification Card Regulation;
 - (iii) a photo BC services card;
 - (iv) a non-photo BC services card;
 - (b) the following documents that may support the proof of the property host's current principal residence:
 - (i) the most recent assessment notice within the meaning of assessment notice in the *Assessment Act*;
 - (ii) the most recent notice of property taxes;
 - (iii) an Owner's Certificate of Insurance and Vehicle Licence issued by the Insurance Corporation of British Columbia;
 - (iv) a summary or certificate of the insurance coverage of the property;
 - (v) a utility bill issued for the supply of electricity, natural gas, water, telephone services, coaxial cable services or internet services by
 - (A) a public utility as defined in section 1 of the *Utilities Commission Act*,
 - (B) a gas utility as defined in section 1 of the *Gas Utility Act*,
 - (C) a water utility as defined in section 1 of the *Water Utility Act*,
 - (D) the British Columbia Hydro and Power Authority,
 - (E) a corporation licensed by the Canadian Radio-television and Telecommunications Commission for the purposes of that supply, or
 - (F) an internet service provider;
 - (vi) an email that confirms the filing of a declaration under section 62 [annual declaration] or 63 [declaration required on demand] of the *Speculation and Vacancy Tax Act*;
 - (vii) an email that confirms the filing of an application under Division 1 [Grant Applications, Adjustments and Cancellations] of Part 3 [Administration] of the *Home Owner Grant Act*;

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- (viii) a notice issued to the property host by the government, the government of Canada or an agent of either of those governments.
- (3) If the property host is the tenant of the relevant property, in addition to the documents prescribed under subsection (2) of this section, the following documents are prescribed for the purposes of section 14 (2) (b) of the Act:
- (a) the tenancy agreement, as defined in section 1 of the *Residential Tenancy Act*, between the property host and the landlord;
 - (b) a notice of rent increase given to the property host.

[en. B.C. Reg. 2/2025, App., s. 6.]

Division 2 – Changes to Exempt Land**Definitions for this Division**

6 In this Division:

“**eligible vacancy rate**” means a rental vacancy rate of 3% or more during each of the 2 consecutive years immediately preceding the reference date in relation to

- (a) the relevant area, or
- (b) another geographic area that includes the relevant area;

“**large municipality**” means a municipality that is listed in Schedule 2;

“**neighbouring**”, in respect of a municipality, means the municipality is within 15 kilometres of another municipality;

“**prescribed date**” means the date prescribed under section 11 (1) (a) [*prescribed date and period of time*];

“**reference date**”, in respect of a request made under section 15 [*requests for changes to exempt land*] of the Act, means the applicable prescribed date on or before which the request is made;

“**relevant area**”, in respect of a municipality or regional district, means the geographic area of the municipality or regional district.

Prescribed criteria

7 For the purposes of section 15 (1) [*requests for changes to exempt land*] of the Act, the following criteria are prescribed for a local government that wishes to request that the exempt land be changed in respect of the relevant area:

- (a) if the local government wishes to request that the principal residence requirement apply and the relevant area be removed from the exempt land,
 - (i) the local government is a municipality that is listed in paragraph (a) or (b) of Schedule 1 of this regulation, or
 - (ii) the local government is a regional district and the request is made in respect of one or more of the electoral areas of the regional district;
- (b) if the local government wishes to request that the principal residence requirement not apply and the relevant area be added to the exempt land,

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- (i) the local government is a large municipality with the eligible vacancy rate,
- (ii) the local government is a municipality
 - (A) that is listed in Schedule 3 of this regulation, and
 - (B) that has a neighbouring large municipality with the eligible vacancy rate,
- (iii) the local government is a municipality and
 - (A) the municipality was listed in paragraph (a) or (b) of Schedule 1 of this regulation as it read on April 30, 2024, and
 - (B) due to a request by the municipality under section 15 (1) (a) of the Act, the exempt land has been changed by removing the relevant area of the municipality, or
- (iv) the local government is a regional district and, due to a request by the regional district under section 15 (1) (a) of the Act, the exempt land has been changed by removing the relevant area of the regional district.

[am. B.C. Reg. 85/2024, App., s. 5.]

Prescribed persons or entities

8 For the purposes of section 15 (3) (d) [*requests for changes to exempt land*] of the Act, the following persons or entities are prescribed for requests about the geographic areas relevant to each of the persons or entities, as applicable:

- (a) a local trust committee, as defined in section 1 of the *Islands Trust Act*;
- (b) the Cultus Lake Park Board within the meaning of the *Cultus Lake Park Act*.

Procedures for requests by persons or entities

- 9** (1) A person or entity prescribed under section 8 may request a change to the exempt land in the same manner as a request made by a local government under section 5 (1) [*requests for changes to exempt land*] of the Act.
- (2) A request made under subsection (1) must be made on or before the prescribed date.

Restriction on requests to remove geographic area from exempt land

- 10** (1) A request made by a local government under section 15 (1) [*requests for changes to exempt land*] of the Act to remove a geographic area from the exempt land may not include a request to remove the following from the exempt land:
- (a) a geographic area listed or described in paragraphs (c) to (h) of Schedule 1 of this regulation;
 - (b) Cultus Lake Park within the meaning of the *Cultus Lake Park Act*.

SHORT-TERM RENTAL ACCOMMODATIONS REGULATIONPart 3 – Platform Service Providers

- (2) Repealed. [B.C. Reg. 128/2024, Sch. 2, s. 1.]
[am. B.C. Regs. 85/2024, App., s. 6; 128/2024, Sch. 2, s. 1.]

Prescribed date and period of time

- 11** (1) For the purposes of section 15 (2) [*requests for changes to exempt land*] of the Act,
- (a) the prescribed date is March 31 of each year, and
 - (b) the prescribed period of time is a period of time that
 - (i) starts on November 1 of the calendar year of the reference date, and
 - (ii) ends on the following date:
 - (A) if an end date is provided in the regulation that changes the exempt land, that end date;
 - (B) if no end date is provided as described in clause (A), the date that the exempt land is subsequently changed to remove or add the geographic area that was the subject of the request.
- (2) Despite subsection (1) (a) and (b) (i), if a request made under section 15 (1) of the Act relates to adding a geographic area to the exempt land in the year 2024,
- (a) the prescribed date is February 29, 2024, and
 - (b) the prescribed period of time starts on May 1, 2024.

Factors for Lieutenant Governor in Council to consider

- 12** For the purposes of section 15 (3) (e) [*requests for changes to exempt land*] of the Act, the following factors are prescribed in the case of a request made by a municipality to be added to the exempt land:
- (a) the rental vacancy rate in relation to the relevant area or another geographic area that includes the relevant area;
 - (b) the manner by which the rental vacancy rate was determined.

PART 3 – PLATFORM SERVICE PROVIDERS**Division 1 – Platform Service Provider Requirements****Initial disclosure and disclosures of changes to information**

- 13** A platform service provider must disclose platform service provider information to the minister as follows:
- (a) as an initial disclosure
 - (i) before May 15, 2024, or
 - (ii) in the case of a new platform service provider, within 30 days after the date this section applies to the new platform service provider;

- (b) after the initial disclosure, if the platform service provider information changes, the platform service provider information must be disclosed within 15 days after the date of the change.

[en. B.C. Reg. 85/2024, App., s. 7.]

Confirming validity of registration numbers

- 13.1** (1) This section applies on or after June 2, 2025 to platform service providers required under section 17 (1) (b) (ii) [*platform service provider requirements*] of the Act to confirm the validity of the registration number posted in respect of the platform offer by the supplier host on the platform.
- (2) For the purposes of section 17 (1) (b) (ii) of the Act, a platform service provider must confirm the validity of the registration number posted by a supplier host by verifying, for each platform offer on the platform, the following in accordance with subsection (3) of this section:
- (a) the elements described in subsection (3) of this section are consistent with the registration number submitted by the supplier host;
 - (b) the registration number posted by the supplier host remains valid.
- (3) The confirmation of the validity of the registration number requires verification of the following in the manner and time frame described in subsections (4) and (5), as applicable:
- (a) the registration number;
 - (b) the status of registration;
 - (c) the address of the residence associated with the registration, including
 - (i) if applicable, the apartment, suite or unit number,
 - (ii) the street number, and
 - (iii) the postal code.
- (4) A major platform service provider and a medium platform service provider must confirm, on the application programming interface specified by the registrar, the validity of the registration number posted by a supplier host for each platform offer on the platform by verifying the elements of the platform offer described in subsection (3)
- (a) before a platform offer is posted on the platform,
 - (b) within 24 hours of any changes to the short-term rental information, and
 - (c) at least once every 24 hours.
- (5) A minor platform service provider must confirm, in an electronic format in the form required by the minister, the validity of the registration number posted by a supplier host for each platform offer on the platform by verifying with the registrar the elements of the platform offer described in subsection (3)
- (a) before a platform offer is posted on the platform,
 - (b) within 24 hours of any changes to the short-term rental information, and

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- (c) on a quarterly basis.
- (6) At the time a platform service provider is required to confirm the validity of a registration number under subsection (4) or (5), the reasons that the registration number may not be confirmed to be valid include the following:
 - (a) the address of the platform offer does not match the address of the residence associated with the registration, including
 - (i) if applicable, the apartment, suite or unit number,
 - (ii) the street number, and
 - (iii) the postal code;
 - (b) the platform offer is not registered due to
 - (i) non-compliance with the registration requirement,
 - (ii) refusal by the registrar to grant registration or renewal of registration,
 - (iii) cancellation of the registration, or
 - (iv) expiration of the registration;
 - (c) the registration of the platform offer is suspended.

[en. B.C. Reg 2/2025, App., s. 7; am. B.C. Reg. 58/2025, s. 1.]

Limits on provision of platform services

- 13.2** (1) In this section, “**future reservation**”, in relation to a reservation for short-term rental accommodation services offered through a platform offer, means a reservation that commences on a date that is later than the date when, under subsection (3), the platform service provider is required to cease providing platform services in relation to the reservation.
- (2) For the purposes of section 17 (2) of the Act, on or after June 2, 2025, a platform service provider must not provide platform services in respect of a platform offer unless
- (a) the platform offer is registered, and
 - (b) the validity of the relevant registration number is confirmed in accordance with section 13.1 of this regulation.
- (3) On or after June 2, 2025, if the validity of the relevant registration number is not able to be confirmed for the reasons set out in section 13.1 (6) of this regulation, the platform service provider must cease providing platform services within 24 hours of determining the invalidity in respect of all relevant platform offers associated with the applicable registration number, including by
- (a) ceasing to promote the platform offers,
 - (b) ceasing to facilitate the promotion of and transactions for reservations for the platform offers, and
 - (c) subject to subsection (4) of this section, cancelling future reservations for the platform offers.

- (4) The requirement to cease providing platform services by cancelling future reservations referred to in subsection (3) (c) of this section applies only on or after June 23, 2025, but does not apply if the relevant registration number is invalid for the sole reason that the registration of the relevant platform offer is suspended.
- [en. B.C. Reg 2/2025, App., s. 7; am. B.C. Reg. 58/2025, s. 2.]

Periodic disclosure

- 14** (1) For the purposes of section 17 (1) (c) (ii) [*platform service provider requirements*] of the Act, the following prescribed information, in respect of a property where short-term rental accommodation services are provided, must be recorded, maintained and disclosed by a platform service provider for the platform services provided in respect of a platform offer and the property:
- (a) the number or other identification information of the platform offer and, if available, the URL of the platform offer;
 - (b) if available, the number or other identification information of the supplier host;
 - (c) if provided to the platform service provider,
 - (i) whether the platform offer is in respect of the entire dwelling unit or a bedroom within the dwelling unit, and
 - (ii) the number of bedrooms in the dwelling unit available for short-term rental accommodation services;
 - (d) in respect of the previous month,
 - (i) the number of nights that the short-term rental accommodation services were provided,
 - (ii) the number of separate reservations, and
 - (iii) a list of all platform offers in respect of which the platform service provider has ceased providing platform services in accordance with section 13.2 of this regulation.
- (2) The information that is required to be recorded and maintained by a platform service provider under section 17 (1) (c) of the Act must, subject to subsection (2.1), be disclosed to the minister on a monthly basis, on or before the date that is 15 days after the last day of the previous month.
- (2.1) The minister may extend the 15-day period referred to in subsection (2) if the electronic portal referred to in subsection (3) (b) is not available.
- (3) The records to be disclosed by a platform service provider under section 17 (1) (c) of the Act must
- (a) be transmitted to the minister in an electronic format in the form required by the minister, and
 - (b) be transmitted to the minister
 - (i) by electronic data transmission by way of an electronic portal on an authorized site, or

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- (ii) if the electronic portal is not available, in the manner specified by the minister.
- (4) For the purposes of section 17 (1) (c) of the Act, a platform service provider must maintain information described in that provision for a period of 3 years from the date the information is required to be disclosed to the minister.

[en. B.C. Reg. 85/2024, App., s. 7; am. B.C. Regs. 128/2024, Sch. 1, s. 2; 2/2025, App., s. 8.]

Division 2 – Procedures for Local Governments Relating to Compliance with Business Licence Requirements

Notices of non-compliance with business licence requirement

15 A notice about the failure of a platform offer to comply with an applicable business licence requirement delivered under section 18 (2) [*procedures for local governments*] of the Act

- (a) must include the following information:
 - (i) the name of the relevant local government;
 - (ii) the URL of the platform offer;
 - (iii) if known, the number or other identification information of the platform offer,
- (b) must, when delivered to the platform service provider,
 - (i) be in an electronic format in the form required by the minister, and
 - (ii) be transmitted
 - (A) by electronic data transmission by way of an electronic portal on an authorized site with notification of the platform representative by email, or
 - (B) if the electronic portal is not available, by one or more of the means that is described in section 29 (d) [*prescribed manner for delivery and service*] of this regulation specified by the minister,
- (c) may, when delivered to the supplier host, be transmitted by electronic data transmission by way of an electronic portal on an authorized site with notification of the supplier host by email to the email address provided by the supplier host to the platform service provider, and
- (d) if transmitted as described in paragraph (c), must be in an electronic format in the form required by the minister.

[en. B.C. Reg. 85/2024, App., s. 7.]

Requests for cessation of platform services

16 (1) Under section 18 (3) (a) of the Act, a local government may request, within the prescribed period of 5 days to 90 days after the date of delivery of the notice under section 18 (2) of the Act, that a platform service provider cease providing platform services.

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- (2) A request for the cessation of platform services under section 18 (3) (a) of the Act must
- (a) include the following information:
 - (i) the name of the relevant local government;
 - (ii) the URL of the platform offer;
 - (iii) if known, the number or other identification information of the platform offer, and
 - (b) be in an electronic format in the form required by the minister and be transmitted
 - (i) by electronic data transmission by way of an electronic portal on an authorized site with notification of the platform representative by email, or
 - (ii) if the electronic portal is not available, by one or more of the means that is described in section 29 (d) of this regulation specified by the minister.
- (3) The platform service provider must cease providing platform services as described in the request within the prescribed period of 5 days from the date of receipt of the request.
- (4) The platform service provider must disclose to the minister, by electronic data transmission by way of an electronic portal on an authorized site, confirmation of compliance with all requests received under section 18 (3) (a) of the Act on a monthly basis, on or before the date that is 15 days after the last day of the previous month.
- (5) Repealed. [B.C. Reg. 2/2025, App., s. 9 (b).]
[en. B.C. Reg. 85/2024, App., s. 7; am. B.C. Reg. 2/2025, App., s. 9.]

PART 4 – COMPLIANCE AND ENFORCEMENT**Division 1 – General Matters****Opportunity to be heard**

- 17** (1) An opportunity to be heard that is provided for the purposes of the Act in relation to a compliance order or an administrative penalty may be, as the director considers appropriate in the circumstances,
- (a) in writing, including by fax or email,
 - (b) in person, or
 - (c) by video conference, audio conference, telephone or other electronic means, if available.
- (2) The director must give notice of an opportunity under subsection (1), which notice must include the following information:

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- (a) the contravention or failure to which the compliance order or administrative penalty relates;
 - (b) the due date for written submissions or the time, date, place and manner of hearing.
- (3) A notice under subsection (2) must be given not less than 10 days before the following, as applicable:
- (a) the due date of a submission under subsection (1) (a);
 - (b) the date of a hearing under subsection (1) (b) or (c).
- (4) On application, the director may change a time or date specified under subsection (2) (b).

[en. B.C. Reg. 85/2024, App., s. 7; am. B.C. Reg. 2/2025, App., s. 10.]

Consequences of failing to appear or provide submissions

- 18** If a person who is given notice under section 17 (2) fails to provide submissions or to appear when required by the notice or under section 17 (4), as applicable, the director may proceed without further notice to issue a compliance order under section 24 [*compliance orders*] of the Act or impose an order that the person pay an administrative penalty under section 26 [*administrative penalties*] of the Act, as applicable, in respect of the person.

[en. B.C. Reg. 85/2024, App., s. 7.]

Division 2 – Compliance Orders**Service of compliance orders**

- 19** For the purposes of section 32 (1) (a) [*delivery and service*] of the Act, in the case of a supplier host, platform service provider or platform representative, a compliance order may be served by electronic data transmission by way of an electronic portal on an authorized site.

[en. B.C. Reg. 2/2025, App., s. 11.]

Division 3 – Administrative Penalties**Considerations**

- 20** Before the director imposes an administrative penalty on a person under section 26 of the Act, the director must consider all the following:
- (a) previous enforcement actions for contraventions of a similar nature by the person;
 - (b) the gravity and magnitude of the contravention;
 - (c) whether the contravention was repeated or continuous;
 - (d) whether the contravention was deliberate;
 - (e) any economic benefit derived by the person from the contravention;

(f) the person's efforts to correct the contravention.

[en. B.C. Reg. 85/2024, App., s. 7.]

Prescribed contraventions or failures

21 For the purposes of section 27 (1) (a) [*amount of administrative penalty*] of the Act, the specific contraventions or failures that are prescribed are the contraventions or failures that are listed in column 1 of the Table to Schedule 4 of this regulation.

[en. B.C. Reg. 85/2024, App., s. 7.]

Prescribed maximum penalty

22 For the purposes of section 27 (1) (b) of the Act, the prescribed maximum amounts that may be imposed as administrative penalties in respect of the contraventions or failures prescribed in section 21 of this regulation are the amounts that are described in Schedule 4 of this regulation and listed in columns 4, 5 and 6 of the Table to that Schedule.

[en. B.C. Reg. 85/2024, App., s. 7.]

Period of time relating to repeated contraventions

23 For the purposes of section 38 (2) (n) (vi) [*regulations of the Lieutenant Governor in Council – respecting time periods for repeat contraventions*] of the Act, the period of time within which a contravention is to be considered a repeat contravention of an earlier contravention is 2 years.

[en. B.C. Reg. 85/2024, App., s. 7.]

Prescribed period of time for payment of administrative penalties

24 For the purposes of section 26 (3) [*administrative penalties*] of the Act, the prescribed period of time within which an administrative penalty must be paid is 60 days.

[en. B.C. Reg. 85/2024, App., s. 7.]

Review of administrative penalty

25 (1) For the purposes of section 29 (1) [*review of administrative penalty*] of the Act, a person who receives a notice under section 28 [*notice of administrative penalty*] of the Act may apply to a responsible official for a review of the matters set out in the notice within 30 days from the date of delivery of the notice.

(2) On application made to a responsible official before the expiry of the period of time described in subsection (1) of this section, a responsible official may extend that period of time for applying for a review of the matters set out in the notice.

[en. B.C. Reg. 2/2025, App., s. 12.]

Prescribed grounds for review of administrative penalty

26 For the purposes of section 29 (2) (b) of the Act, the following grounds are prescribed:

(a) the person was unable to be heard because of circumstances that could not be anticipated and were beyond the person's control;

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- (b) a person who performed administrative tasks for the director made a procedural error that materially affected the decision to impose the administrative penalty or the amount of the administrative penalty;
- (c) a technical irregularity or error occurred that materially affected the decision to impose an administrative penalty or the amount of the administrative penalty;
- (d) the director did not determine an issue that the director was required to determine.

[en. B.C. Reg. 85/2024, App., s. 7.]

Limitation period for administrative penalties

- 27** (1) A notice under section 17 (2) [*opportunity to be heard*] in respect of an administrative penalty must not be sent more than 3 years after the facts on which it is based first came to the knowledge of the director.
- (2) A document purporting to have been issued by the director, certifying the date on which the director became aware of the facts referred to in subsection (1) of this section,
- (a) is admissible without proof of the signature or official character of the person appearing to have signed the certificate, and
 - (b) is proof of the certified date unless there is evidence to the contrary.

[en. B.C. Reg. 85/2024, App., s. 7.]

PART 5 – GENERAL**Definition**

- 28** In this Division, “**document**” means an order, notice, decision or other document that is required or authorized to be delivered or served under the Act.

[en. B.C. Reg. 85/2024, App., s. 7.]

Prescribed manner for delivery and service

- 29** For the purposes of section 32 (1) [*delivery and service*] of the Act, a document may be delivered or served as follows:
- (a) if a person is an individual, the ways to deliver or serve a document are
 - (i) by leaving the document with the individual,
 - (ii) by leaving the document at the individual’s residence with an adult who apparently resides with the individual,
 - (iii) by sending the document by ordinary mail, registered mail or courier to the address at which the individual resides or to a forwarding address provided by the individual,
 - (iv) by leaving the document in a mailbox or mail slot for the address at which the individual resides,

- (v) by attaching the document to a door or other conspicuous place at the address at which the individual resides,
 - (vi) by sending the document by email to the email address provided by the individual, or
 - (vii) by transmitting the document to a fax number provided by the individual;
- (b) if a person is a corporation, the ways to deliver or serve a document are
- (i) by leaving the document with an officer or director of the corporation,
 - (ii) by sending the document by ordinary mail, registered mail or courier to the registered office of the corporation,
 - (iii) by sending the document by email to the email address provided by the corporation, or
 - (iv) by transmitting the document to a fax number provided by the corporation;
- (c) if a person is a partnership, the ways to deliver or serve a document are
- (i) by leaving the document with a partner,
 - (ii) by sending the document by ordinary mail, registered mail or courier to the business office of the partnership,
 - (iii) by sending the document by email to the email address provided by the partnership, or
 - (iv) by transmitting the document to a fax number provided by the partnership;
- (d) if a person is a platform service provider that has a platform representative or if the person is a platform representative, the ways to deliver or serve a document are
- (i) by leaving the document with the platform representative,
 - (ii) by sending the document by ordinary mail, registered mail or courier to the address provided by the platform representative,
 - (iii) by sending the document by email to the email address provided by the platform representative, or
 - (iv) by transmitting the document to a fax number provided by the platform representative.

[en. B.C. Reg. 85/2024, App., s. 7.]

Deemed receipt

- 30** (1) For the purposes of section 32 (2) of the Act, a document that is delivered or served in accordance with section 29 of this regulation on a person other than the minister or the director is deemed to be received,
- (a) if the document is left with an individual, on the day it is left,

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- (b) if the document is sent by ordinary mail, registered mail or courier, on the fifth day after it is mailed or received by the courier,
 - (c) if the document is left in a mailbox or mail slot, on the third day after it is left,
 - (d) if the document is attached to a door or other conspicuous place, on the third day after it is attached,
 - (e) if the document is sent by email, on the third day after it is sent, and
 - (f) if the document is transmitted to a fax number, on the third day after it is transmitted.
- (2) For the purposes of section 32 (2) of the Act, a document that is delivered or served in accordance with section 15 (b) (ii) (A) or (c), *[notices of non-compliance with business licence requirement]*, 16 (2) (b) (i) *[requests for cessation of platform services]* or 19 *[service of compliance orders]* of this regulation is deemed to be received on the third day after it is transmitted by way of an electronic portal on an authorized site.

[en. B.C. Reg. 85/2024, App., s. 7; am. B.C. Reg. 128/2024, Sch. 1, s. 3.]

SCHEDULE 1

[am. B.C. Regs. 66/2024; 85/2024, App., s. 8; 128/2024, Sch. 1, s. 4 and Sch. 2, s. 2.]

(sections 2, 7 and 10)

EXEMPT LAND

For the purposes of the definition of “exempt land” in section 1 of the Act, the geographic areas of the following municipalities and other lands are prescribed and, in the case of the geographic areas listed in paragraphs (c) to (f) of this Schedule, have the area shown outlined in blue and shaded grey on the attached map described in columns 2 and 3 of Table 1, 2, 3 or 4, as applicable, that corresponds with the geographic area listed in column 1 of the applicable table:

- (a) the following municipalities:
 - City of Armstrong
 - City of Castlegar
 - City of Fort St. John
 - City of Merritt
 - City of Quesnel
 - City of Trail
 - City of West Kelowna
 - District of 100 Mile House
 - District of Barriere
 - District of Chetwynd
 - District of Clearwater
 - District of Elkford
 - District of Fort St. James

District of Hope
District of Houston
District of Hudson's Hope
District of Kitimat
District of Lantzville
District of Lillooet
District of Logan Lake
District of Mackenzie
District of New Hazelton
District of Port Edward
District of Port Hardy
District of Sicamous
District of Sparwood
District of Stewart
District of Taylor
District of Tumbler Ridge
District of Vanderhoof
District of Wells
Northern Rockies Regional Municipality
The Corporation of the City of Dawson Creek
The Corporation of the City of Enderby
The Corporation of the City of Grand Forks
The Corporation of the City of Greenwood
The Corporation of the District of Peachland
The Corporation of the Township of Spallumcheen
The Corporation of the Village of Alert Bay
The Corporation of the Village of Ashcroft
The Corporation of the Village of Burns Lake
The Corporation of the Village of Fruitvale
The Corporation of the Village of Hazelton
The Corporation of the Village of Keremeos
The Corporation of the Village of Lumby
The Corporation of the Village of Lytton
The Corporation of the Village of McBride
The Corporation of the Village of Montrose
The Corporation of the Village of New Denver
The Corporation of the Village of Pouce Coupe
The Corporation of the Village of Salmo
The Corporation of the Village of Silverton

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The Corporation of the Village of Telkwa
The Corporation of the Village of Warfield
The Corporation of the Village of Zeballos
Town of Creston
Town of Gibsons
Town of Ladysmith
Town of Lake Cowichan
Town of Oliver
Town of Port McNeill
Town of Princeton
Town of Smithers
Village of Cache Creek
Village of Canal Flats
Village of Chase
Village of Clinton
Village of Daajing Giids
Village of Fraser Lake
Village of Gold River
Village of Granisle
Village of Kaslo
Village of Lions Bay
Village of Masset
Village of Midway
Village of Nakusp
Village of Port Alice
Village of Port Clements
Village of Sayward
Village of Slokan
Village of Tahsis;

(b) the following municipalities:

City of Kimberley
City of Revelstoke
District Municipality of Ucluelet
District of Invermere
Resort Municipality of Whistler
Sun Peaks Mountain Resort Municipality
The Corporation of the City of Fernie
The Corporation of the City of Rossland
Town of Golden

Village of Harrison Hot Springs
 Village of Radium Hot Springs
 Village of Valemount;

(c) the regional or destination ski resorts set out in the following table:

Table 1

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1	Apex Mountain Resort	Apex Mountain Resort	December 14, 2023
2	Big White Ski Resort	Big White Ski Resort	December 14, 2023
3	Blackcomb Mountain Resort	Whistler-Blackcomb Mountain Resort	January 12, 2024
4	Crystal Mountain Resort	Crystal Mountain Resort	December 14, 2023
5	Fernie Alpine Resort	Fernie Alpine Resort	January 15, 2024
6	Hudson Bay Mountain Resort	Hudson Bay Mountain	December 13, 2023
7	Kicking Horse Mountain Resort	Kicking Horse Mountain Resort	December 14, 2023
8	Kimberley Alpine Resort	Kimberley Alpine Resort	January 17, 2024
9	Mount Baldy Ski Area	Mount Baldy Ski Area	December 14, 2023
10	Panorama Mountain Village	Panorama Mountain Village	December 14, 2023
11	Powder King Mountain Resort	Powder King Mountain Resort	December 13, 2023
12	Red Mountain Resort	Red Mountain Resort	January 12, 2024
13	Revelstoke Mountain Resort	Revelstoke Mountain Resort	January 12, 2024
14	Saddle Mountain Resort	Saddle Mountain	December 15, 2023
15	Sasquatch Mountain Resort	Sasquatch Mountain Resort	December 15, 2023
16	Silver Star Mountain Resort	Silver Star Mountain Resort	December 14, 2023
17	Sun Peaks Resort	Sun Peaks Resort	December 14, 2023
18	Valemount Glacier Destination Resort	Valemount Glacier Destination Resort	December 14, 2023
19	Whistler Mountain Resort	Whistler-Blackcomb Mountain Resort	January 12, 2024
20	Whitewater Ski Resort	Whitewater Ski Resort	December 14, 2023

(d) the community ski resorts set out in the following table:

Table 2

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1	Clearwater Ski Hill	Clearwater Ski Hill	December 14, 2023
2	Fairmont Hot Springs Ski Hill	Fairmont Hot Springs Ski Hill	December 14, 2023
3	Harper Mountain	Harper Mountain	December 14, 2023
4	Hudson's Hope	Hudson's Hope	December 14, 2023
5	Mount Cain Ski Resort	Mount Cain Ski Resort	December 15, 2023
6	Mount Timothy Ski Hill	Mount Timothy Ski Hill	December 15, 2023
7	Murray Ridge Ski Area	Murray Ridge Ski Area	December 14, 2023
8	Phoenix Mountain Ski Resort	Phoenix Mountain Ski Resort	December 13, 2023
9	Purden Ski Village	Purden Ski Village	December 15, 2023
10	Salmo Ski Hill	Salmo Ski Hill	December 14, 2023
11	Shames Mountain Ski Area	Shames Mountain Ski Area	December 14, 2023
12	Summit Lake Ski Area	Summit Lake Ski Area	December 14, 2023
13	Tabor Mountain Ski Resort	Tabor Mountain Ski Resort	December 15, 2023
14	Troll Resort	Troll Resort	December 13, 2023
15	Wapiti Ski Club	Wapiti Ski Club	December 15, 2023

(e) the BC Parks resorts set out in the following table:

Table 3

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1	Cypress Mountain	Cypress Mountain	December 15, 2023
2	Manning Park	Manning Park Resort	December 14, 2023
3	Mount Seymour	Mount Seymour	December 15, 2023

(f) the private resorts set out in the following table:

Table 4

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1	Bear Mountain (Dawson Creek)	Bear Mountain	December 14, 2023
2	Big Bam Ski Hill (Taylor)	Big Bam Ski Hill	December 14, 2023
3	Grouse Mountain	Grouse Mountain	December 15, 2023

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Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
4	Hart Highlands Ski Hill (Prince George)	Hart Highlands Ski Hill	January 12, 2024
5	Little Mac Ski Hill (Mackenzie)	Little Mac Ski Hill	December 14, 2023
6	Mount Washington Alpine Resort	Mount Washington Alpine Resort	January 8, 2024

- (g) the trust area, as defined in section 1 of the *Islands Trust Act*, except for the following:
- (i) Bowen Island Municipality;
 - (ii) Gabriola Island;
- (h) property that includes farm land;
- (i) electoral areas, except the following:
- (i) Electoral Area A, Electoral Area C, Electoral Area E, Electoral Area F, Electoral Area G and Electoral Area H of the Cowichan Valley Regional District;
 - (ii) Electoral Area B and Electoral Area C of the Strathcona Regional District;
 - (iii) Electoral Area D, Electoral Area F and Electoral Area I of the Regional District of Okanagan-Similkameen;
 - (iv) that part of Electoral Area A of the Metro Vancouver Regional District that is the University of British Columbia and the University Endowment Land, as defined in section 1 of the *University Endowment Land Act*.

NOTE: The maps listed above are exempt from publication in the British Columbia Gazette, Part II and are not included in this consolidation. They may be viewed online at www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/268_2023.

SCHEDULE 2

[am. B.C. Reg. 85/2024, App., s. 9.]

*(section 6)***LARGE MUNICIPALITIES**

City of Abbotsford
City of Burnaby
City of Campbell River
City of Chilliwack
City of Colwood
City of Coquitlam
City of Kamloops
City of Kelowna
City of Langford
City of Langley

City of Maple Ridge
City of Mission
City of Nanaimo
City of Parksville
City of Pitt Meadows
City of Port Alberni
City of Port Moody
City of Powell River
City of Prince George
City of Prince Rupert
City of Richmond
City of Salmon Arm
City of Surrey
City of Terrace
City of Vancouver
City of Williams Lake
Corporation of the Township of Esquimalt
District of Lake Country
District of North Saanich
District of Sechelt
District of Sooke
District of Squamish
The City of Delta
The Corporation of the City of Courtenay
The Corporation of the City of Cranbrook
The Corporation of the City of Nelson
The Corporation of the City of New Westminster
The Corporation of the City of North Vancouver
The Corporation of the City of Penticton
The Corporation of the City of Port Coquitlam
The Corporation of the City of Vernon
The Corporation of the City of Victoria
The Corporation of the City of White Rock
The Corporation of the District of Central Saanich
The Corporation of the District of Coldstream
The Corporation of the District of North Cowichan

The Corporation of the District of North Vancouver
The Corporation of the District of Oak Bay
The Corporation of the District of Saanich
The Corporation of the District of Summerland
The Corporation of the District of West Vancouver
The Corporation of the Township of Langley
Town of Comox
Town of Sidney
Town of View Royal

SCHEDULE 3

[am. B.C. Reg. 85/2024, App., s. 10.]

(section 7)

CERTAIN MUNICIPALITIES NEIGHBOURING LARGE MUNICIPALITIES

District of Highlands
District of Metchosin
The Corporation of the City of Duncan
The Corporation of the Village of Cumberland
Town of Qualicum Beach
Village of Anmore
Village of Belcarra

SCHEDULE 4

[en. B.C. Reg. 85/2024, App., s. 11; am. B.C. Reg. 2/2025, App., s. 13.]

(sections 21 and 22 of this regulation)

ADMINISTRATIVE PENALTIES

Definition

- 1 In this Schedule, “**contravention**” means a contravention of the Act or this regulation, or a failure to comply with the Act or this regulation, described in column 1 of the Table to this Schedule that correspond to the provisions listed in column 3 of the Table to this Schedule.

Amount of administrative penalty

- 2 For each contravention listed in column 1 of the Table to this Schedule by a person listed in column 2 of the Table to this Schedule, the maximum amount of the administrative penalty is as follows:
 - (a) the amount set out in column 4 in relation to the contravention, for a first contravention;

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- (b) the amount set out in column 5 in relation to the contravention, for a second contravention that is a repeat contravention;
- (c) the amount set out in column 6 in relation to the contravention, for a third or subsequent contravention that is a repeat contravention.

Table

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contravention	Person	Provision of the Act or this regulation	Administrative Penalty Maximum Amount		
				1st	2nd	3rd or subsequent
1	Failure of a supplier host to register a short-term rental offer	Supplier host	Section 6 (1) of the Act	\$5 000	\$7 500	\$10 000
2	Failure of a supplier host to meet the terms, conditions and requirements under the Act when applying for registration or renewal of registration	Supplier host	Section 6 (4) of the Act	\$500	\$750	\$1 000
3	Failure of a platform service provider to register	Platform service provider	Section 7 (1) of the Act	\$5 000	\$7 500	\$10 000
4	Failure of a platform service provider to meet the terms, conditions and requirements under the Act when applying for registration or renewal of registration	Platform service provider	Section 7 (3) of the Act	\$10 000	\$15 000	\$20 000
5	Failure of a registrant to report a change in short-term rental information or the principal residence status	Registrant (supplier host)	Section 9 (1) (a) of the Act and section 4.4 (b) (i) (A) and (B) of this regulation	\$500	\$750	\$1 000

Item	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contravention	Person	Provision of the Act or this regulation	Administrative Penalty Maximum Amount		
				1st	2nd	3rd or subsequent
6	Failure of a registrant to comply with the Act and regulations	Registrant (supplier host or platform service provider)	Section 9 (1) (b) (i) of the Act	\$5 000	\$7 500	\$10 000
7	Failure of a registrant to comply with the terms and conditions of the registrant's registration	Registrant (supplier host or platform service provider)	Section 9 (1) (b) (ii) of the Act	\$1 000	\$2 500	\$5 000
8	Purporting to be a registrant when the person is not a registrant	Person	Section 12 of the Act	\$5 000	\$7 500	\$10 000
9	Failure to include a business licence number on a short-term rental offer	Supplier host	Section 13 (a) of the Act	\$500	\$750	\$1 000
10	Failure to include a valid registration number on a short-term rental offer	Supplier host	Section 13 (b) of the Act	\$500	\$750	\$1 000
11	Contravention of the principal residence requirement	Supplier host	Section 14 (1) of the Act	\$5 000	\$7 500	\$10 000
12	Failure to have a platform representative	Platform service provider	Section 17 (1) (a) of the Act	\$5 000	\$7 500	\$10 000
13	Failure to disclose platform service provider information	Platform service provider	Section 13 of this regulation	\$5 000	\$7 500	\$10 000
14	Failure to enable posting of business licence number	Platform service provider	Section 17 (1) (b) (i) (A) of the Act	\$5 000	\$7 500	\$10 000
15	Failure to enable posting of a registration number	Platform service provider	Section 17 (1) (b) (i) (B) of the Act	\$5 000	\$7 500	\$10 000

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	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contravention	Person	Provision of the Act or this regulation	Administrative Penalty Maximum Amount		
				1st	2nd	3rd or subsequent
16	Failure to confirm the validity of a registration number	Platform service provider	Section 17 (1) (b) (ii) of the Act	\$10 000	\$15 000	\$20 000
17	Failure to record, maintain and disclose records	Platform service provider	Section 17 (1) (c) of the Act	\$10 000	\$15 000	\$20 000
18	Contravention of the prohibition against providing services in respect of a platform offer not posted with a valid registration number	Platform service provider	Section 17 (2) (a) of the Act	\$5 000	\$7 500	\$10 000
19	Contravention of the prohibition against providing services in respect of a platform offer for which records are not disclosed	Platform service provider	Section 17 (2) (b) of the Act	\$5 000	\$7 500	\$10 000
20	Failure to comply with a request of local government	Platform service provider	Section 18 (3) (b) of the Act	\$5 000	\$7 500	\$10 000
21	Contravention of the Act or regulations	Person	Section 26 (1) (a) of the Act	\$5 000	\$7 500	\$10 000
22	Failure to comply with an order of the director or demand for records	Person	Section 26 (1) (b) of the Act	\$5 000	\$7 500	\$10 000
23	Failure to comply by giving false or misleading information	Person	Section 26 (1) (c) of the Act	\$5 000	\$7 500	\$10 000