



City of
Kelowna

Short Term Rentals Information Session

January 20, 2026

Your Presenters

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Background

- Provincial Government's STR Act (Bill 35) was tabled in fall 2023 and came into effect May 1, 2024.
- The Act limited STR accommodations to principal residences or secondary suites/carriage homes.
- STR's must be registered with the province.

Process for Exemption

- Local governments can apply to 'opt-out' with Ministry of Housing and Municipal Affairs.
- Application must be submitted by March 31st each year.
- The change takes effect on November 1st of that year.

Exemption Requirements

- Municipalities with vacancy of 3% or higher for two consecutive years.
- If exemption is granted, the exemption remains in place in perpetuity.

Kelowna's Vacancy

- The City of Kelowna has met the vacancy rate requirements for two consecutive years, (CMHC):
 - 3.8% in 2024
 - 6.9% in 2025 (Metro is 6.4%)

Kelowna's Upcoming Events

- The City of Kelowna has a busy spring and summer 2026:
 - Memorial Cup (May 21-26)
 - Touchdown Kelowna BC Lions games (June 27 & July 4)
 - Soccer Premier Spring Cup & Canada Day Cup (July 3-5)
 - BC Summer Games (July 22-26)



B.C. Housing Minister Christine Boyle on Sept. 12, 2025. (Photo courtesy B.C. government)

No short-term rental rule exception for World Cup, but Kelowna may get one soon

Published 4:28 pm Thursday, December 18, 2025

Because Kelowna would be the first municipality to earn an exemption after having restrictions in place, Boyle said the process is not yet set up. She also wants to ensure there is no backsliding.

“The conversation I’m interested in having with them is what the right balance is and how we use these tools in a nuanced way to continue to ensure that there are good homes for people who live and work in the community,” she said.

B.C. Housing Minister Christine Boyle says the province has no intention of offering Vancouverites a reprieve from short-term rental restrictions during the FIFA World Cup, despite soaring rental vacancy rates.

“We’re not looking at changes during FIFA,” she said.

But, she is open to starting a conversation with Kelowna’s local government about an exemption to those rules after two consecutive years of vacancy rates exceeding three per cent in the municipality.

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Kelowna tourism operators say short-term rental restrictions hurting business

Tourism operators in the Okanagan say they continue to take an economic hit from short-term rental restrictions



0:16 / 1:34

Once a thriving dining spot in downtown Kelowna, recently closed.



Support Kelowna's request to the Province for an early exemption. Save our local businesses.



Airbnb

3,150,955 followers

3d · Edited



Tourism isn't a "nice-to-have" it's the backbone of Kelowna's economy. Local business owners, restaurateurs, and tourism operators cannot afford another summer season without visitor spending. ...more

Kelowna's Readiness

- Staff have drafted necessary changes to the Zoning Bylaw to implement Principal and Non-Principal STR's.
 - Creation of a new subzone
 - Applies a balanced approach
- Ongoing discussions with property owners & managers
- Business Licencing Department is anticipating and ready for Licence applications.



City of
Kelowna

Short Term Rental Principal Use Process

Nola Kilmartin

Key Dates for City Staff

01

November 3, 2025: Update to Council

02

January 12, 2026: Resolution from Council

03

January 13, 2026: Exemption application to Ministry

04

January 20, 2026: Information Session

05

February 9, 2026^{**}: Subzone Text Amendment

Feb 9th Council Meeting - Tentative

- Properties will be required to rezone to 'str' subzone to permit 'major' Short-Term Rental Accommodation
- 'str' minor will continue to be a permitted use in all residential zones
- 'str' subzone is not permitted on lots with 'r' subzone.
- More on Business Licensing...
- ***Submit your subzone application by Feb 6 for 'Batch 1'***



Development Planning
 1435 Water Street Kelowna, BC
 V1Y 1J4
 250-469-8626
 kelowna.ca

Strata Council Consent Form Short-Term Rental

PROPERTY INFORMATION

Address: _____

STRATA COUNCIL INFORMATION

Executive Strata Council Member's Name: _____

Address: _____

Phone Number: _____ Email: _____

STRATA BYLAW RESTRICTIONS

In a supplemental letter, please provide all short-term rental restrictions contained in your strata bylaws, including limits on the number of permitted operators, duration or frequency restrictions, or other conditions that will help inform the review of the rezoning application to allow short-term rental use within the building. Copy of relevant pages from the Strata Bylaw may be requested by Planning and Development.

Please be advised that,

(initial)

- I am authorized to consent that our Strata has no bylaw prohibiting the above address from operating as a Short-Term Rental in compliance with City of Kelowna Bylaws
- The Strata Council agrees to immediately notify the City of Kelowna in writing of any changes regarding this information

 Executive Strata Members Name (Printed)

 Executive Strata Member's Signature

 Date

Kelowna.ca/shorttermrentals

Stay Tuned for all forms and requirements.

Timeline for Operators

01 Obtain Strata Consent

02 Submit Subzone application

03 Submit Business Licence application

04 Register with Province

05 List your STR

Procedure for Strata Subzone

- 01 Strata Consent Form / Subzone Application
- 02 Staff will 'batch' properties for Council consideration
- 03 After initial consideration, hosts apply for Business Licence

Notes:

- There is no application fee for eligible stratas.
- Suggested submission date for Subzone: **February 6, 2026**

Next Steps

- Bring 'str' subzone rezoning application for properties that were operating principal use STR.
- To be eligible, strata consent will be required.
- If directed by Council, Staff will work with Council and Community Partners on policy and regulations for future eligible properties.



Business Licensing

Sarah Krakower

Timeline for Operators

01

Obtain Strata Consent

02

Submit Subzone application

03

Submit Business Licence application

04

Register with Province

05

List your STR

Business Licence Applications

- Business Licences will be required for each unit
- Applications will require the following documents
 - Self-Evaluation and Fire Safety Attestation
 - Good Neighbour Agreement
 - Strata Consent Form

Business Licence Applications

- Applications will be accepted prior to the exemption being granted.
- Applications will NOT be approved until the exemption has been granted.

Effective Application Processing

- The City will ensure the processes and staff are in place
- Applicants should ensure that applications are:
 - Accurate and complete
 - Submitted online
 - Apply online at [Kelowna.ca/Business](https://kelowna.ca/Business)

Next Steps

- Once your business licence has been issued
 - Register your STR with the Province
 - List your STR for rent

Short-Term Rental Compliance

- Report an issue at [Kelowna.ca](https://kelowna.ca)
 - Business Licence Violation
 - Noise
 - Parking



Q & A

