



HOTEL ASSOCIATION OF CANADA
ASSOCIATION DES HÔTELS DU CANADA

Take Action: Roadmap to a Modern Framework for Regulating Airbnb

Canada's Hotel Industry Releases Best Practice Guidelines for Canadian Cities

(Ottawa, ON) August 16, 2018 - Today, the Hotel Association of Canada (HAC) released best practice guidelines for regulating short-term rentals. Governments at all levels are grappling with the implications of the growing short-term rental industry and platforms like Airbnb. The paper, "Developing a Modern Approach to Short-Term Rentals in a Digital Economy," gives Canadian municipalities an analysis of regulatory developments worldwide and best practice approaches to developing a local framework.

What started as true home sharing has expanded into a growing trend: people using these platforms to become commercial operators. Over the last two years, the commercial side of Airbnb's business – those renting multi-unit entire homes – grew by 108%. Entire home rentals as a whole, including multi-listing hosts, generated 83% of Airbnb's revenues.

"Today, the short-term rental industry operates with limited regulation," said Alana Baker, HAC's Director of Government Relations. "Online platforms are being used to operate commercial accommodation businesses, resulting in unintended consequences including lost taxes, less housing, community nuisances and even criminal activity. There is an acute need for federal, provincial, and municipal governments to put in place a modern regulatory framework that will address these consequences, promote fairness and protect communities."

Based on emerging best practices around the world, the proposed framework outlines regulatory tools that cities can apply, including:

- Host registration and fees;
- Platform registration and fees;
- Principal residence restriction;
- Cap on usage;
- Health and safety standards;
- Reporting requirements;
- Taxation/levies; and
- Enforcement/penalties.

In Canada, the provinces of British Columbia and Quebec, as well as the cities of Toronto and Vancouver have implemented rules around short-term rental platforms. Ottawa has announced that it will conduct a regulatory review, as have Edmonton, Calgary and Nova Scotia. Each is looking to balance the interests of the travelling public with those of members of the community.

The short-term rental industry should not be exempt from the rules and regulations designed to build successful communities and keep travelers safe. "Our industry is committed to working alongside governments in Canada to develop a fair, sensible and practical approach to the short-term rental

industry that acknowledges the difference between true home sharing and a commercial operation,” concluded Baker. “Getting this balance right will protect communities and ensure that visitors continue to experience a safe and enjoyable stay.

For more information or to access the best practice guidelines, please visit www.fairrules.ca.

A teleconference briefing will be held on August 16th at 12:00 PM Eastern. Interested members of the media can participate with the following dial-in information: (+1) 888 390 0605, Conference 53015131.

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The Hotel Association of Canada is the leading voice of the Canadian hotel and lodging industry. For over 100 years, it has worked to enhance the prosperity of the industry through strong member engagement, effective advocacy, and the provision of value added programs and services. The Hotel Association represents more than 8,226 hotels, motels and resorts that encompass the \$19.2 billion Canadian hotel industry which employs 304,000 people across Canada. For more information, please visit www.hotelassociation.ca.

For more information or to schedule an interview, please contact:

Michael Powell, Media Relations
Tel: 613 233-8906
Cell: 613-797-7313
Email: mike@impactcanada.com