

Municipalities	Registration Programs	Business Licence Programs	Processing Fees	Administration	Stats	Additional Comments
City of Brampton Brampton ARU Brampton STR Brampton Supportive Housing Brampton Two-Unit and Lodging Houses	Two-unit Dwelling Registration (Repealed by ARU By-Law 157-2022) Supportive Housing Residence (also referred to as Group Homes) Additional Residential Unit (ARU)	Lodging Houses Short-term Rentals	ARU \$200 Supportive Housing \$100 STR \$150 Lodging Housing \$407	ARU – Building (after obtaining approval from Engineering & Urban Design) Supportive Housing – Planning STR – Clerks Lodging Houses – Clerks	Two-Unit Dwelling (ARU) – 16,351 (March 6, 2023) (Jan 17, 2023 - 15,870) Supportive Housing – 42 registrations (Jan 17, 2023) STR – 42 business licenses issued (Jan 16, 2023) Lodging Houses – 7 (Jan 18, 2023)	Frequency of Enforcement service requests from 2018-2022: Basement apartments: 1,922 Lodging houses – 1,212 Property Standards Exterior Offences – 3,843 Property Standards Refuse Offences – 5,239
City of Mississauga Mississauga Apartment Rental Compliance Pilot Program Mississauga Second Units	Apartment Building Standards and Maintenance Pilot Program 5-year (2022-2027) effective July 4, 2022 – two stories or more with 6 or more units (exemptions – secondary suites, condos, LTC, Licensed Retirement Homes, Housing Co-op) – city-wide	Short-Term Rental Accommodation Licence - (rented for 30 days or less – principal residence) – Jan 19, 2021	Apartment Building Standards and Maintenance Pilot Program – annual registration fee \$18.25 per rental unit {projected revenue over 5-years \$3,406,500; projected expenditures \$3,707,300 related to staffing costs, analysis, IT support, administration and inspections} STR - \$250/ annually	Apartment Building Standards and Maintenance Pilot Program – Compliance Licensing Enforcement Short-Term Rental Accommodation Licence – Compliance and Licensing Enforcement	Apartment Building Standards and Maintenance Pilot Program – 337 buildings, representing 30,322 units (Nov 8, 2021 report) 338 registered out of 356 buildings (Jan 19, 2023) STR licenses issued – 278 (Jan 18, 2023)	Apartment Building Standards and Maintenance Pilot Program – 1384 complaints in apartments from 2017-2020 (failure to register max. penalty (\$100,000). Adding ten (10) contract capital staff to administer the Maintenance Pilot Program - funded

	Group Homes (single detached – Residential) Second Unit Registration (By-Law 0114-2016)		Group Home Zoning Certificate - \$500/Building Permit Fee min. \$169 Second Unit Registration Fee – min. building permit cost \$174 (residential), plus \$20 admin cost	Second Unit Registry – Planning and Building Dept.	Second Unit Registrations – 2,363 (Feb 6, 2023) (2,291 - Jan 1, 2023)	through Capital budget. STR – Enforcement initiatives led to an increase in licences – illegal to advertise without a licence.
City of Waterloo Waterloo Rental Licences		Residential Rental Licensing Program Implemented in 2012 – city-wide	First time registration fees: <u>Single/semi detached, triplex and accessory apartment</u> (Class A representing properties not owner occupied) Class A (1 – 4 bedrooms) range \$458.04 - \$533.03 (Class B&E representing properties that are owner occupied) Class B&E (1-4 bedrooms) range \$405.10 - \$469.06 Class C (Lodging/Boarding/Rooming House) \$692.93 Class D (1-2 bedrooms) (Lodging House prev. licenced under By-Law 00-140) \$639.63	Enforcement	Issued between 2018-2022: new licences issued – 1679 renewals – 14,553	Objectives of the Residential Rental Licensing Program – to protect the health and safety, and human rights of persons residing in low residential rental properties and to protect the residential amenity, character and stability of residential areas. To proactively mitigate potential risks that may exist within a particular business sector and provide enforcement mechanism to respond to complaints relating to that sector. Staff assigned to administer and

			<p>Class Z (1-4 bedrooms) (Buildings built with four or more separated dwelling units not connected with common interior corridor) \$458.40 - \$533.03/ Premium \$53.30/bedroom</p> <p>Multiple Townhouse (1 – 4 bedrooms) \$426.42-\$479.72</p> <p>Renewal Fees: Class A - \$266.51 - \$346.47</p> <p>Class B&E - \$232.40 - \$273.97</p> <p>Class C - \$374.18</p> <p>Class D \$362.46</p> <p>Class Z - \$266.51 - \$346.47/ Premium \$31.98/bedroom</p> <p>Townhouse - \$223.87-\$277.17</p> <p>(Jan 16, 2023) Renewed annually</p>			<p>manage the program in 2022/2023:</p> <ul style="list-style-type: none"> • 1 full-time Administrator • 3.5 full-time Property Standards Officers • 1 full-time Fire Prevention Officer • 0.5 full-time Planning Position <p>Estimated budget to run the program \$1.2 million</p> <p>Feedback from some landlords – no return from the City and the licence fee duplicates provincial safety regulations (source: The Waterloo Region Record – December 12, 2018 online article)</p>
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<p>City of Toronto</p> <p>City of Toronto Multi-Tenant Housing</p> <p>Toronto's STR</p>	<p>Short-Term Rentals (STR)</p>	<p>Multi-Tenant House Licensing By-Law (adopted December 14th, 2022, takes effect March 31, 2024) – repeal City of Toronto Chapter 285, Rooming Houses and former City of Etobicoke Chapter 166, Lodging Houses – city-wide</p> <p>Group homes licence under a separate program</p>	<p>Multi-Tenant House Licensing (MTH) - Applying for a licence fee \$100 to \$300 (depending if the owner occupies the property, number of rooms and stories)</p> <p>Annual renewal Inspection \$150</p> <p>STR operator - \$53.22 (2023) registration/annual renewal fee (4%MAT collected and reported)</p> <p>STR Companies/ Platforms – one-time licence application fee \$5,321.85 and on-going fee of \$1.06 for every short-term rental night booked through the company</p>		<p>STR – 6,414 (Jan 20, 2023); 6,605 (Feb 16, 2023)</p> <p>MTH program approx. 390 legal rooming houses expected to grow significantly in March 2024, projecting 400 to 700, when the program expands outside the downtown core</p> <p>Group Homes – 130</p>	<p>Purpose of Multi-Tenant Housing to provide residents access to adequate, safe and affordable housing. Cap on the number of dwelling units based on the zoning category to regulate the intensity as a land use (i.e. six units in RD, RS, RT and most RM zones; twelve units in RA, RAC and some RM zones; twenty-five units in CR and CRE zones)</p> <p>Annual renewal required (Multi-Tenant housing), including inspections – failure to renew can result in a licence being refused, revoked or suspended. Tenant required to contact landlord for service requests prior to contacting 311.</p> <p>Creation of a Multi-Tenant House Licensing Commission (independent quasi-judicial body)</p>
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						Secondary suites are permitted through zoning regulations city-wide in both new construction and existing homes (detached, semi-detached and row houses)
<p>City of London</p> <p>London Rental Licence</p> <p>London Short-Term Rental Licence Program</p>		<p>Rental Residential Unit Licensing (RRUL) - city-wide</p> <p>Short-term Rental Accommodation Licensing</p>	<p>Residential Rental Units Licencing Fee: \$165 (new application); renewal \$55; late renewal fee \$75 (2023); Fire Inspection \$171</p> <p>Short-term Rental Accommodation Licence \$175/annually</p>	Licensing		<p>The goal of the RRUL is to protect the health and safety of persons residing in residential rental premises, and to maintain the amenity, character, and stability of residential areas.</p> <p>RRUL required for any building containing four or less rental units; a building containing five or more units and classified as a converted dwelling; registered property owner does not occupy the property, multiple units, group homes not registered or licenced with the federal or provincial gov't</p>

<p>Ottawa</p> <p>Ottawa Rental Accommodations, including STR</p> <p>Ottawa Rental Management By-Law</p> <p>Ottawa Rooming House Licence</p>		<p>Short-Term Rental (STR) Permit (enacted May 12, 2021)</p> <p>Rental Housing Property Management By-Law (guide for landlords) effective August 31, 2021 (By-Law 2020-255 endorsed by Council September 9, 2020) – city-wide</p> <p>Rooming House Licence</p>	<p>Short-Term Rental Fee \$57 admin fee and \$53 permit fee</p> <p>Rooming House Licence Fee - \$257 to \$625 annually (depending on the number of rooming units) April 30th annual licence renewal</p>	<p>By-Law and Regulatory Services</p>		<p>Rental Management By-Law for Landlords came into effect in Sept 2021 – outlining landlord responsibilities (updated contact info, submitted service requests)</p>
<p>Oshawa</p> <p>Oshawa RRHL Program</p>	<p>Group Home Registration By-Law</p> <p>Two-unit house registration</p>	<p>Rental Licensing By-Law for all properties located around Durham College and Ontario Tech University</p>	<p>Rental Licence Fee for new or renewal - \$75 application fee applies to all licences</p> <p>Class A (individually-owned \$250+\$75 per bedroom)</p> <p>Class B (multi-unit dwellings under single ownership) \$250 +: \$400 (3 – 25 units); \$600 (26-50 units); \$800 (51-70 units); \$1000 (76 – 100 units)</p> <p>Inspection fee - \$75</p> <p>Group Home Registration - \$100</p>	<p>Municipal Licensing and Standards</p>	<p>Rental Licensing - 918 properties (March 3, 2023)</p> <p>Lodging Houses – 11</p> <p>STR – 28 Licensed (Jan 20, 2023)</p> <p>Two-unit house registration – 2,164 (Jan 20, 2023)</p>	<p>Diverse housing types and tenure (i.e. apartments, condos) ‘multi-unit building not considered when the program was first established for single-family and other low density housing – proposed amendment two classes of housing ‘A’ (individually-owned) and ‘B’ (multi-unit dwellings under single ownership)</p> <p>Demerit Point System was established</p>

		<p>Lodging House Licensing</p> <p>STR License</p>	<p>Lodging House Fee - \$100 non-refundable application fee (new or renewal); \$250 (licence); \$300 (licence) after expiry</p> <p>STR - \$75 license to operator, plus \$75 application fee</p> <p>Two-unit house registration - \$250</p>			<p>(2013) with the goal to manage licensees who chronically contravene the municipal by-laws and other health standards – difficult to track repeat offenders, substantial level of staff administration.</p> <p>Licence renewal period – many compliance issues with annual renewal. Licensing process is resource intensive and the growth in development in the rental area has increased staff recommending licensing term of two (2) year instead of one (1).</p> <p>Amend documents required for licensing – only requiring the signature of one landlord or owner, eliminate the maintenance and parking plan requirements (little value), eliminate requirement for legal</p>
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						description (municipal address sufficient), eliminate transfer/deed requirement.
City of Guelph Guelph Lodging House Regulations Guelph ARDU Registration Guelph STR	Lodging House Certificate Additional Residential Dwelling Unit Registration (2021-20609)	STR Licensing Program – under review Feb 2022 (1 year) – report to Council Q3 2023	ARDU Registration – one time fee New ARDU occupied by owner - \$150 New ARDU not occupied by owner - \$300 Existing ARDU occupied by the owner \$300 Existing ARDU not occupied by the owner \$600	Lodging House – Building Services (annual inspections of Fire and Property Standards) Additional Residential Dwelling Unit Registration – Building Services	Lodging Houses – 51 (February 2023) Additional Residential Units/Second Units – 3708 registered (February 2023)	Directed by Council to report back on licensing rental housing later this year (2023)
Town of Oakville Oakville STR Licensing		Lodging Houses Short-Term Rental Licence	Lodging House Business Licence Short-Term Rental Licence			
City of Windsor Windsor RRL Pilot Program		Residential Rental Licensing (2-year Pilot Program) - February 13, 2023 By-Law 14-2023 (Wards 1 & 2)	Residential Rental Licensing (Pilot Program) - \$466 (initial fee) Wards 1 and 2 only with higher population of students; renewal \$275			RRL program – applications due May 31, 2023
City of Thorold Thorold RRL Program		Residential Rental Licence Program (November 17, 2017) By-Law 109-2017 – city-wide	Residential Rental Licence Program - \$500 (initial fee)/\$400 renewal fee/\$50 Change of Ownership – valid for 2 years from date issuance (inspections	Enforcement	RRL program licences issued – 1600 (Feb 15, 2023)	Challenges with the RRL program: Scheduling inspections during COVID restrictions

			required at renewal By-Law and Fire)			<p>Difficulty tracking the stage of the licensing because of the manual system</p> <p>Community communication with regards to the program</p> <p>Proactive enforcement to ensure more consistent compliance</p> <p>Fine tuning the process has been an opportunity for them to continuously improve throughout the implementation</p>
<p>City of Hamilton</p> <p>Hamilton RHL Pilot Program</p>		<p>Two-year Rental Housing Licensing Pilot program started in April 2022 (Wards 1, 8 and part of 14) – required for rental housing units and buildings or part of buildings with 4 or less self-contained units, detached homes or townhouses, if rented.</p>	<p>Rental Licensing Fee \$158.38 (renewed annually) – zoning verification (one-time fee \$268.50) and fire inspections req'd (\$278.14 – annually)</p> <p>Lodging House Licence Fees – initial application \$626 (\$544 Licence Fee, plus \$82 Processing Fee)</p>	<p>Licensing and By-Law Services – one (1) Licensing Administrator/ two (2) Licensing Compliance Officers – RHL Pilot Program</p> <p>Licensing and By-Law Services - Lodging House Licence</p>	<p>Rental Licences issued – 53</p> <p>Applications received – 201</p> <p>Lodging House Licences – 18</p> <p>STR – 0 (will start intake June/July 2023)</p>	<p><u>Challenges:</u></p> <p>Rental units with illegal dwelling units that must be recognized in order to obtain the licensing required, placing additional work onto the Building Department to meet the Ontario Building Code requirements.</p> <p>Rental units that are operating as lodging houses do not fall within the Rental</p>

		<p>Lodging House Licence</p> <p>Short-Term Rental Licence - limited to the principal residence</p>	<p>Fire Inspection - \$654.25 (annually) Health Inspection - \$136 Parking Inspection - \$41 Zoning Verification/ Addendum - \$269 Licence re-instatement fee - \$352</p> <p>Renewal – Lodging House Licence Fee - \$544 Fire Inspection - \$645.25 Certificate of Compliance – \$362 (every three years)</p>			<p>Housing Licence By-Law, and must abide by Zoning, Building and Fire Code requirements.</p> <p>Potential displacement of rental properties may result, if property owners are not willing to move forward with the Lodging Home Licence requirements.</p> <p>Limited data to conclude whether the program has reduced the number of complaints.</p> <p>Working on proactive enforcement to improve compliance rates.</p>
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