

Short-Term Rental Regulations – Year One Update

Recommendation:

THAT the report dated April 7, 2026, titled “Short-Term Rental Regulations – Year One Update”, be received for information.

Report Purpose and Summary Statement:

To present a summary of the first year of the City’s Short-Term Rental program to Council.

Previous Council Action:

On April 22, 2025, Council adopted three amending bylaws that established regulations for Short-Term Rentals in Maple Ridge.

Strategic Alignment:

Liveable Community; Diversified, Thriving Economy

Applicable Legislation/Bylaw/Policy:

Zoning Bylaw No. 7600-2019

Business Licencing and Regulation Bylaw No. 6815-2011

Off-Street Parking and Loading Bylaw No. 7970-2023

Short-Term Rental Regulations – Year One Update

BACKGROUND:

At the January 14, 2025, Council Workshop meeting, staff proposed a framework to regulate Short-Term Rentals (STRs) in Maple Ridge. Following this, a draft framework was created to ensure that residential properties are primarily used as homes for people, while providing some flexibility to allow homeowners to benefit from the STR market, and provide more accommodation options for visitors. As part of the review and adoption process for the STR bylaws, a Public Hearing was held after second reading, which provided an opportunity for the public to provide feedback on the proposed regulations to Council.

At the April 22, 2025, Council Meeting a new Short-Term Rental framework was adopted with the final approval of three amending bylaws (Table 1). The City's regulations align with the Provincial *Short-Term Rental Accommodations Act*, and incorporate research, best practices, and engagement to inform the program. The regulations aim to mitigate potential risks, including parking, noise, and nuisance concerns.

Table 1. Adopted Short-Term Rental Regulations

Category	Adopted Requirements
Type of Dwelling Unit	Must be within a single-detached house, secondary suite, detached garden suite, duplex, triplex, or fourplex, subject to conditions in the Zoning Bylaw
Lot Size	Minimum lot size of 371 m ²
Number of Guests	Maximum of 6 individuals per listing
Number of Rentable Bedrooms	Whole-unit listing; no bedroom limit; one licence per property Rental by bedroom: maximum of three bedrooms individually rented; one licence per property
Principal Residence	Must be the owner/operator's principal residence (i.e., where they live the majority of the year)
Parking	1 off-street parking space per listing
Business Licence	<ul style="list-style-type: none"> • One STR business licence per property • Only registered owners of the property or long-term tenants with owner approval can apply

In alignment with the best practices for review and evaluation of new City initiatives, this report provides a year one update to Council for this program.

DISCUSSION:

Year One Implementation:

Over the course of the first year of the program since April 22, 2025, effort was made to ensure that the implementation of the short-term rentals' regulations went as smooth as possible. There has been continued customer service support, resource and guidance development, and general assistance to transition the community to the new regulations.

One unique part of this implementation has been "Meet With A Planner" sessions. These are 20-30 minute individual meetings held with prospective operators on request, where City Planning staff help potential applicants navigate application process and eligibility requirements. Over the year, staff have held over 25 Meet With A Planner sessions to facilitate conversations with residents.

An [Operator Guide](#) for prospective operators has been created and is available on the [Short-Term Rental webpage](#), which continues to service as a resource and assist with the considerable number of inquiries at the Planning and Building, and Bylaw, Licensing & Community Safety front counters.

There have been some inquiries related to short-term rentals over the last 12 months. Over 20 inquiries were received specifically from properties under the minimum lot size threshold. This requirement, which is specific to Maple Ridge, was designed to minimize parking concerns and other potential issues with STR on smaller lots. In cases of general inquiry about the lot size minimum, applicants were advised that their respective property would not meet the current regulations, and not to proceed with a formal application at that time. Similarly to the minimum lot size requirement, there is also a prohibition on operating STRs in townhouses and/or apartments. When this requirement was inquired about, in those cases residents were also advised that their property does not meet the current regulations and advised not to apply for a licence at this time.

Licensing Results:

As of March 30, 2026, a total of 100 Short-Term Rental Business Licence applications were received by the Bylaw, Licensing & Community Safety Department. Of those applications, 49 licences were issued (Attachment A), 25 are presently in-stream under review, and 24 were denied or withdrawn, and 2 were closed (operators who did not renew in 2026).

The 49 licences that were issued in Year One can be broken down as follows:

- 7 entire home rentals,
- 23 secondary suite rentals, and
- 19 room rentals.

The 25 instream applications are at various stages. They have been received and are under review but have not yet completed the full licencing process.

For the first year, there were also a total of 24 applications that were not issued, which can be broken down by:

- 9 withdrawn applications, and
- 15 rejected applications.

Those that were withdrawn were voluntarily rescinded by the applicants, commonly citing reasons such as: not wanting to obtain necessary permits to bring properties into compliance, selling properties, and/or being too busy to operate a rental. Those that were rejected fell into two categories: six were due to being on lots that did not meet the 371 m² minimum size requirement, while the rest were due to administrative reasons (i.e., incomplete applications or unresponsive). One of those that was rejected due to administrative reasons had applied for a site-specific text amendment that was not completed.

Provincial Short-Term Rental Registry:

As of January 1, 2026, all STR Operators in Maple Ridge are required to register with the Provincial Short-Term Rental Registry. These steps are part of the requirements under the *Short-Term Rental Accommodations Act*, which introduced a principal residence requirement and established a provincial monitoring and enforcement division to ensure compliance.

Strategic Alignment:

The Short-Term Rental Regulations align with the Liveable Community and Diversified, Thriving Economy strategic priorities of the 2023-2026 Council Strategic Plan.

NEXT STEPS:

The first year of Short-Term Rental Regulations have gone well, and staff recommend continuing the current regulatory framework. Staff recommend maintaining the existing framework for another year, as the first year of implementation was successful with minimal impacts, and additional time will allow for the collection of additional data collection and a more informed review.

After another year there will be more fulsome accommodation data that will provide a more complete picture of the City's ongoing tourism accommodation needs. Staff can then re-evaluate and possibly consider options to expand the program, if appropriate or necessary. Possible expansion options could include revisiting the restrictions of STRs in townhouse and apartment units.

Upcoming Work:

A complementary scope of work currently underway includes the review and possible development of eco-tourism, adventure tourism, and agri-tourism policies tailored to the Maple Ridge context. This work, which is a part of Council's Strategic Plan, is intended to round out the range of options available for tourism and tourist accommodations uses within the City.

CONCLUSION:

The first year of the Short-Term Rental program demonstrates that the framework is functioning as intended and generating public participation. The program has provided a regulatory mechanism for these types of rentals, and maintaining this approach for another year will allow the City to gather more information. Staff recommend that Council support the continuation of the program in its current form, and staff will revisit the framework following a second year of implementation.

"Annie Slater-Kinghorn"

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Attachments:

(A) Map of Short-Term Rental Locations

Report Approval Details

Document Title:	Short-Term Rentals - Year One Update.docx
Attachments:	- Attachment A - Map of Short-Term Rental Locations.pdf
Final Approval Date:	Mar 31, 2026

This report and all of its attachments were approved and signed as outlined below:

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