



CITY OF YELLOWKNIFE

BY-LAW NO. 5008

BU 23

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, a by-law to amend Business Licence By-law No. 3451, as amended;

PURSUANT TO Sections 70 and 72 of the *Cities, Towns and Villages Act* S.N.W.T. 2003,c.22;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Business Licence By-law No. 3451, as amended; and

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Business Licence By-law No. 3451, as amended, to regulate short-term rental accommodations;

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular sessions duly assembled, enacts as follows:

APPLICATION

1. That Business Licence By-law No. 3451, as amended, is hereby amended as follows:

1.1 By deleting the definition for “bed and breakfast”;

1.2 By adding the following definition for “short term rental accommodation”:

“short term rental accommodation” means the business of providing temporary accommodation for compensation in a dwelling unit where persons may rent a portion or all of the premises for thirty (30) consecutive days or less.

1.3 By deleting the definition for “hotel” and replacing with:

"hotel" means a building containing rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor, and which may also contain meeting rooms, Recreational Facilities, and Food and Beverage Services.

1.4 By deleting the definition for “motel” and replacing with:

"motel" means a building or group of buildings containing rooms or suites designed to provide temporary accommodation, and where each room or suite has its own exterior access which is provided with an adjoining or conveniently located parking stall.

1.5 By adding the following definition to Part 1 – Definitions:

“Short Term Rental Accommodation Operator” means a person who rents out, or offers for rent, any premises for Short Term Rental Accommodations but does not include a person who acts as an intermediary between the Short Term Rental tenant and the person who receives the rent.

1.6 By deleting Section 305 in its entirety and replacing with:

305 Short Term Rental Accommodation

- (1) A person applying for the issuance or renewal of a licence to operate a short term rental accommodation must provide, in the form satisfactory to the Inspector, evidence that:
 - (a) the Short Term Rental Accommodation Operator owns the dwelling unit where the short term rental accommodation will be offered, or
 - (b) the owner of the dwelling unit where the short term rental accommodation will be offered has consented to this use of the dwelling unit.
- (2) For the purposes of this section, Market means offer for sale, promote, canvass, solicit, advertise, book, arrange or facilitate Short Term Rental Accommodation, and includes placing, posting or erecting advertisements physically or online, but does not include the mere provision of a neutral space or location for such marketing in newspapers, bulletin boards, or online.
- (3) A Short Term Rental Accommodation Operator shall not Market the Short Term Rental Accommodation they are licensed to provide without including their City of Yellowknife business licence number in a conspicuous place in any medium or material used to Market the Short Term Rental Accommodation.
- (4) A Short Term Rental Accommodation Operator shall post in a conspicuous location on the interior of the dwelling unit used for the Short Term Rental Accommodation, the contact name and phone number of a person who can be reached 24 hours per day during rental periods.
- (5) No person shall carry on business as a Short Term Rental Accommodation Operator in a vehicle or an unlawful dwelling as defined in the City's Zoning By-law.

EFFECT

2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this 25 day of NOVEMBER, A.D. 2019.



Mayor

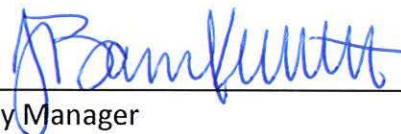


City Manager

Read a Second Time this 14 day of MARCH, A.D. 2022.



Mayor

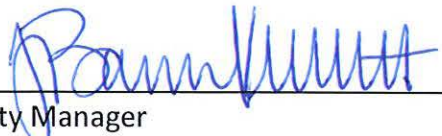


City Manager

Read a Third Time and Finally Passed this 14 day of MARCH, A.D., 2022.

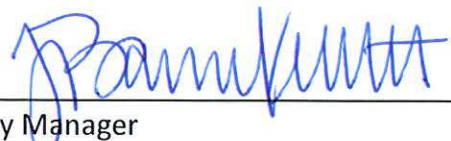


Mayor



City Manager

I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.



City Manager