

Short-Term Rental Accommodation Regulation

Regional District of Central Okanagan
Regional Board Meeting

March 19, 2026

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

To consider bylaw amendments and the scheduling of public hearings in relation to Short Term Rental (STR) accommodation uses for RDCO's Electoral Areas.



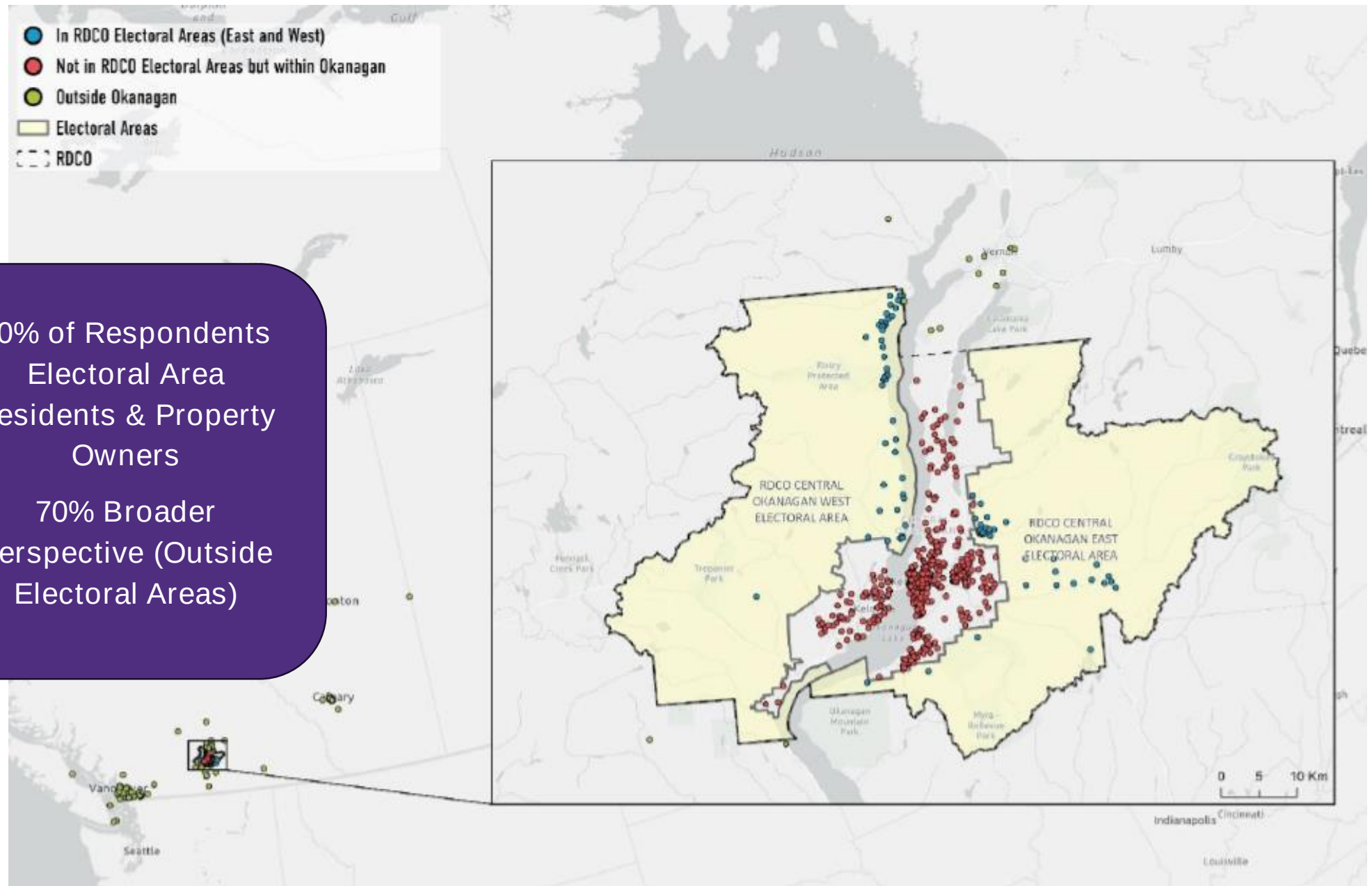
Engagement Process Highlights

Date	Engagement Activity	Number of Participants
January 12- February 2 2026	Short-term Rentals Survey	847 (251 responses from Electoral Areas)
January 15, 2026	Virtual Engagement Open House	15
January 20, 2026	In-person Drop-in Open House Wilson's Landing Fire Hall	13
January 20, 2026	In-person Drop-in Open House Killiney Beach Community Centre	17
January 22, 2026	In-person Drop-in Open House Ellison Heritage Community Centre	7

Location of Survey Respondents

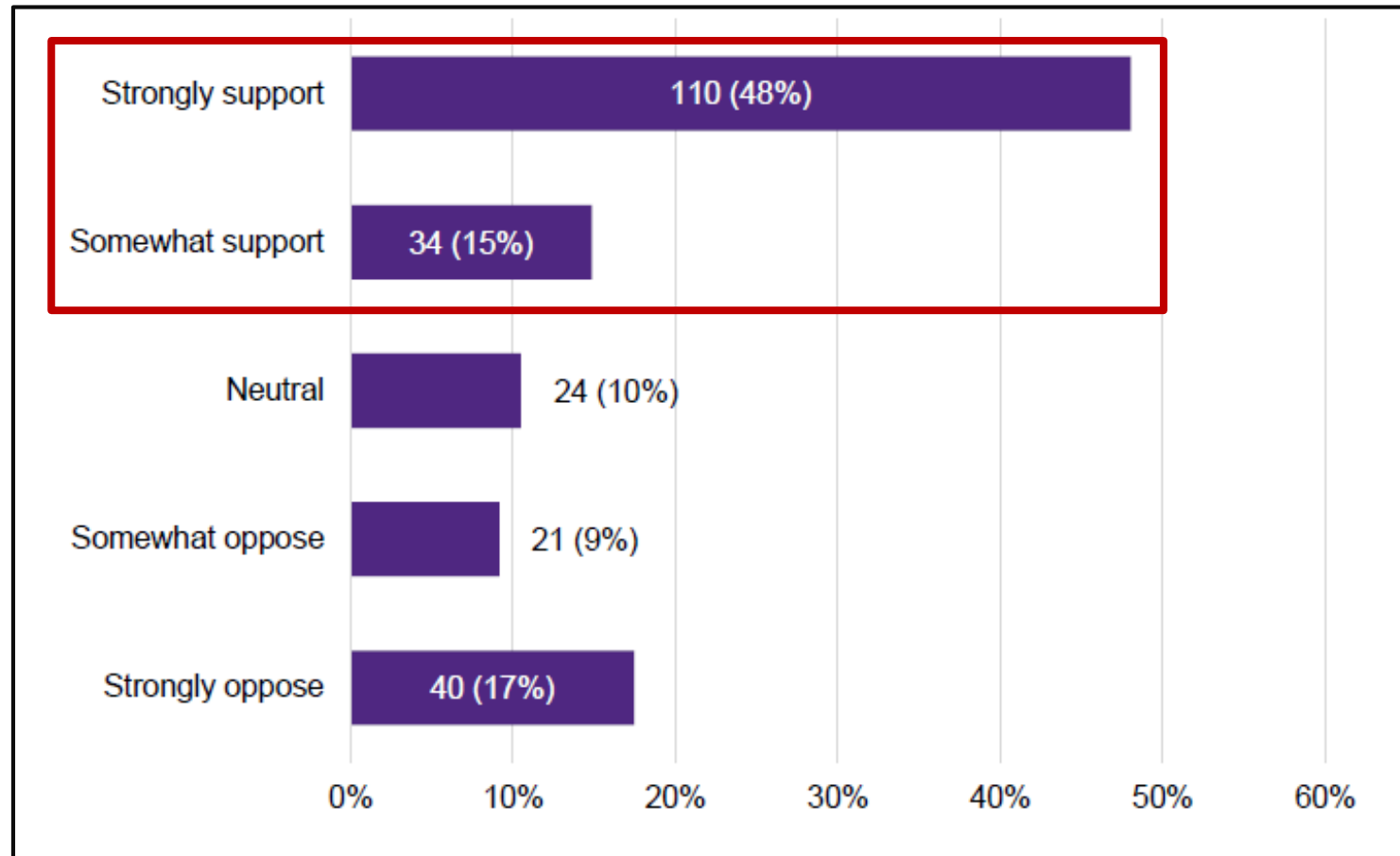
30% of Respondents
Electoral Area
Residents & Property
Owners

70% Broader
Perspective (Outside
Electoral Areas)



Survey Results

Overall, how supportive are you of the proposed approach for regulating short term rentals in the RDCO?



Proposed Regulation Changes

- The following bylaws are subject to amendments:
 - Zoning Bylaw No. 871
 - Joe Rich Rural Land Use Bylaw No. 1195
 - Business Licensing and Regulation Bylaw No. 1555
 - Bylaw Notice Enforcement Bylaw No. 1538
 - Ticket Information and Utilization Bylaw No. 1537

Overview of Proposed Bylaw Updates

- Replacing “Bed and Breakfast” with “Short-Term Rental Accommodation” use
- Allowing STR use in 3 new zones: R2, RC1 and CD1 (Sunset Ranch)
- Allowing STRs in “full home” or secondary suites, with a maximum of one licensed STR per property
- Limiting an STR booking to a maximum of 4 bedrooms and 8 people

Overview of Proposed Bylaw Updates Cont'd

- Requiring a minimum of 1 parking space allocated to a STR use
- Requiring a “designated representative” to respond to a complaint within 2 hours
- Requiring a RDCO-issued STR sign (with contact information for the designated representative) to be visible from a public roadway
- Proposing an application fee of \$200 and an annual licence renewal fee of \$400 to cover a portion of RDCO’s administration costs

Regional Outlook: Licensing Fees

- One-time STR licensing application fees within region range from \$50 to \$500
- Annual licensing fees range from \$112 to \$500

Jurisdiction	Application Fee	Renewal Fee	Notes
RDCO EAs - Current	\$100	\$265	
RDCO EAs - Proposed	\$200	\$400	
RDOS	\$500	\$500*	*Applies to STR TUPs in EAs A, D, E, and I
Kelowna	\$50	\$345	
West Kelowna	\$250	\$500	
Lake Country	\$100	\$350	
Peachland	\$112*	\$112	*\$56 seasonal fee

Proposed RDCO Penalties

Offence Name	BON	Bylaw	MTI	Bylaw
Operating without a STR business license	\$500	Licensing	\$1000	Licensing
Fail to respond to nuisance complaint within 2 hrs	\$500	Licensing	\$500	Licensing
Advertising a STR without a license	\$500	Licensing	\$1000	Licensing
Contravene STR accommodation rules	\$500	Zoning	\$1000	Zoning
Contravene agri tourist accommodation rules	\$500	Zoning	\$1000	Zoning
Contravene STR accommodation rules	\$500	JRRLUB	\$1000	JRRLUB

Electoral Area Services Committee

Meeting on March 5, 2026 provided the following recommendation:

THAT the Electoral Area Services Committee endorses the bylaw amendments in relation to Short-Term Rental (STR) accommodation uses for RDCO's Electoral Areas as presented in the report from the Director of Development and Engineering Services dated March 5, 2026.

Proposed Timeline and Process



Summary

- RDCO's Electoral Areas have unique housing and economic contexts
- Majority community support for the proposed approach
- Regional benchmarking of proposed fees & penalties



Recommendation 1

Special Vote – All Directors – 1 Director, 1 Vote (LGA s.213)

THAT Bylaw No. 1586, Amendment No. 290 to Zoning Bylaw No. 871 be read a first time;

AND THAT the Regional Board schedule a Public Hearing to be held in the Woodhaven Boardroom, Regional District of Central Okanagan, 1450 KLO Road, Kelowna, BC on April 16, 2026, at 5:00 p.m. for Bylaw No. 1586.

Recommendation 2

Special Vote – All Directors – 1 Director, 1 Vote (LGA s.213)

THAT Bylaw No. 1587 Amendment No. 28 to Joe Rich Rural Land Use Bylaw No. 1195 be read a first time;

AND THAT the Regional Board schedule a Public Hearing to be held in the Woodhaven Boardroom, Regional District of Central Okanagan, 1450 KLO Road, Kelowna, BC on April 16, 2026, at 5:00 p.m. for Bylaw No. 1587.



Thank you