SHORT TERM RENTAL COMPLIANCE GRACE PERIOD POLICY

Policy Number:	**2026-01**
Approved by:	**Council Resolution 2026-17-08 dated September 28, 2026**
Effective date:	**Oct. 1, 2026**
Department:	**Planning and Sustainability**

PURPOSE

The purpose of this Council policy is to confirm Council's interpretation of the Zoning Bylaw to include a grace period for operators of Short-Term Rentals to obtain the necessary municipal approvals and maintain their eligibility for expense deductions under applicable Canada Revenue Agency (CRA) regulations.

POLICY STATEMENT

Council may temporarily pause the requirement for Short-Term Rental Operators to obtain a development permit as required under the Zoning Bylaw. Council considers current Short-Term Rental Operators to have a designated period, from October 1, 2026 to April 1, 2027, to comply before being in violation of the Zoning Bylaw. During the designated period, current Short-Term Rental Operators shall be deemed compliant with the Zoning Bylaw with respect to obtaining the required municipal approvals. Council shall bring forward amendments to the Zoning Bylaw during this period to clarify that Short-Term Rental Operators have until April 1, 2027 to obtain the necessary municipal approvals. Administration will continue to issue development permits during this grace period to enable Short-Term Rental Operators to avoid any period of non-compliance with applicable municipal regulations.

APPLICATION

This policy applies to operators of Short-Term Rental properties within the city of Whitehorse.

DEFINITIONS

SHORT-TERM RENTAL means the use of a dwelling unit to provide temporary accommodation to guests for short stays, typically less than 30 days, in exchange for remuneration. Short-term does not include visitor accommodation, bed and breakfast, or rooming house.

SHORT-TERM RENTAL OPERATOR means a person who is the legal owner or lessee of a dwelling unit that is used as a short-term rental, and who is named on the business license issued for that short-term rental operation. A short-term rental operator may contract a third-party management service to carry out the day-to-day operations of the

short-term rental; however, such a service provider is not considered the short-term rental operator for the purposes of the Zoning Bylaw and this policy. The short-term rental operator is responsible for ensuring compliance with all applicable zoning regulations, licensing requirement, and all other applicable legislation.

REFERENCES

Zoning Bylaw 2025-37

HISTORY OF AMENDMENTS

Date of Council Decision	Reference (Resolution #)	Description