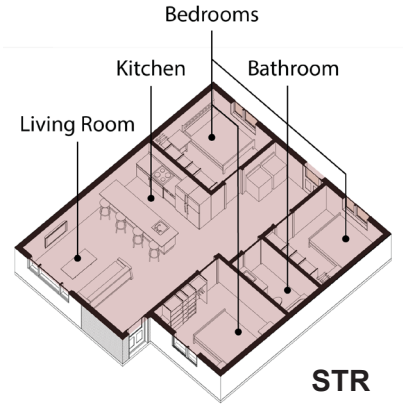


SHORT-TERM RENTAL AND BED & BREAKFAST GUIDE

Whitehorse

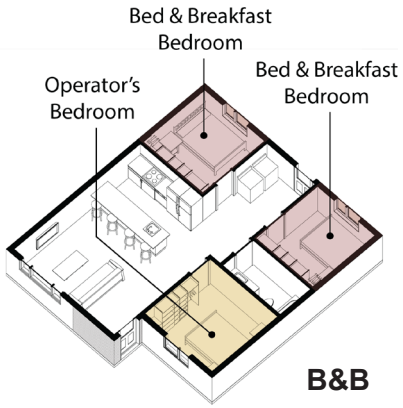
INTRODUCTION

The City of Whitehorse has introduced new rules for short-term rentals (STR), and refreshed rules for bed and breakfasts (B&B). This document summarizes these regulations as outlined in *Zoning Bylaw 2025-37*.



STR

Primary Residence means the dwelling unit where a person normally lives and makes their home. It is the address used for legal, tax, and identification purposes.



B&B

DEFINITION

Short-term rental is a complete dwelling that is rented to guests for stays less than 30 days. Guests have private use of the entire unit, including living, washroom, sleeping, and cooking facilities.

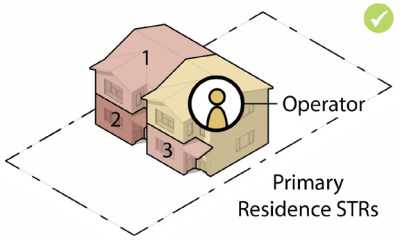
If the dwelling is only rented for periods of 30 days or more at a time, it is not a short-term rental (it's just housing). If the dwelling is occasionally rented for 30 days or more, but continues to be offered and available for shorter stays, it is still a short-term rental.

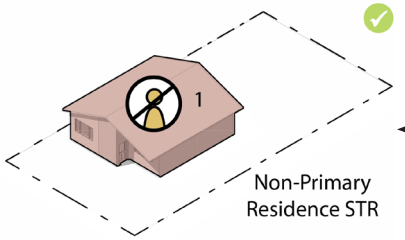
There are two types of short-term rentals, depending on whether the operator lives on the same property.

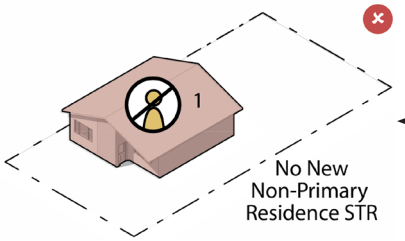
- **Primary residence STR:** The STR operator lives on the same property as the STR, in a separate dwelling unit, or they operate their own home as an STR while they are away.
- **Non-primary residence STR:** The STR operator does not live on the same property as the STR.

Bed & Breakfast is one or more rooms in your home that is rented to guests for short stays while you are present. Guests may share spaces such as the living room, kitchen, or washroom. You do not have to provide meals. You do not have to be physically present at all times, but you must be living in the same dwelling unit during the guest stay. The dwelling must remain your home and cannot be rented entirely to guests.

If the room is only rented for periods of 30 days or more at a time, it is not a bed and breakfast (it's just housing).







A non-conforming use is a property use that was legally established before a new zoning law was enacted but is not allowed under the current zoning regulations. This legal protection allows the use to continue, but it comes with restrictions.

REGULATIONS

The regulations for operating a STR or B&B depend on the zoning of your property. A zone is an area of land where the *Zoning Bylaw* sets out what uses are allowed. You can check your zone using the City's online map. Residential zones begin with "R," and commercial zones begin with "C."

Short-Term Rental:

Residential zones and Other-Agriculture (OAG) zone

Until October 1, 2027

An operator may have one short-term rental on a lot where they do not live. On a lot where the operator lives, they may have up to three short-term rentals.

After October 1, 2027

New short-term rentals will not be allowed on lots where the operator does not live. A short-term rental that was lawfully approved before October 1, 2027, may continue as a non-conforming use. If the short-term rental is discontinued for 12 months, the non-conforming status is lost and the short-term rental cannot be reinstated. On a lot where the operator lives, up to three STRs would still be allowed.

Commercial zones

In commercial zones, the operator is not required to live on the same property as the short-term rental and there is no limit on the number that can be operated on a single property or by a single person. The short-term rental can be in the operator's primary residence while they are away, or it could be operated full-time in a unit that does not have a regular resident.

Bed and Breakfast:

Most zones where bed and breakfast are a permitted use allow up to two bedrooms to be used as guest rooms. Some allow up to four.

Maximum Number of Guest Rooms Permitted by Zone

ZONE	SECONDARY USE (staff approval)	CONDITIONAL USE (Council approval)
Residential - Country (RC1 and RC2)	Up to 2	3 or 4
Residential - Comprehensive Development (RCD)	Up to 2	Not permitted
Residential - Standard Development (RSD)	Up to 2	Not permitted
Residential - Old Town (ROL)	Up to 2	3 or 4

Commercial - Mixed-Use Downtown (CMD)	Up to 4	Not permitted
Other - Agriculture (OAG)	Up to 2	Not permitted

Conditional use applications go through a more detailed review process. It involves public notice and input opportunities before Council makes a decision.

Other zones not listed above do not permit bed and breakfasts. Conditional use may be permitted in some of the zones to allow for up to four guest rooms at your bed and breakfast. This requires a conditional use application with a Council decision.

A bed and breakfast should not generate more vehicle traffic than is typical for the area. It must also maintain the principal residential character and external appearance of the dwelling.

Refer to the Fees & Charges Bylaw for the most up-to-date rates.

COSTS (subject to change)

FEES	B&B	PRIMARY RESIDENCE STR	NON-PRIMARY RESIDENCE STR
Business License fee (annual)	$176 per property	$176 per STR (Plus $176 surcharge for each additional STR on the same property by the same operator)	
Development Permit fee (one-time)	$40 per property	$40 per STR (Plus $40 surcharge for each additional STR on the same property by the same operator)	$95 per STR (Plus $95 surcharge for each additional STR on the same property by the same operator)

CONDOMINIUMS

Short-term rentals in a condominimum must be allowed under the condominium corporation's declaration and bylaws. This applies to both primary-residence and non-primary residence STRs, and in both residential and commercial zones.

ADDITIONAL INFORMATION

You do not have to own the property, but if you are not the owner, you must have a lease agreement. You also need to be the person named on the Business License.

CONTACT US

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