Minutes – Executive Policy Committee – May 18, 2021

REPORTS

Item No. 6 Review of Accommodation Tax By-Law 70/2008 to Include Short Term Rentals

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee directed the Winnipeg Public Service to incorporate the following into the report directed by the Standing Policy Committee on Property and Development, Heritage and Downtown Development on May 11, 2021, regarding Regulating Short-Term Rentals:

1. That the Winnipeg Public Service be directed to review the Accommodation Tax By-Law No. 70/2008 and report back on the following:

    A. Amendments required in order to include short-term rental properties in the collection and remittance of the Accommodations Tax;

    B. A summary of the current regulatory situation of the short-term rental industry in the City of Winnipeg as well as other as a cross-jurisdictional scan;

    C. Recommendations to regulate the Industry while recognizing the importance and increasing popularity of the short-term rental market and its ability to attract visitors to Winnipeg through an expansive marketing network;

    D. Cost estimates including staffing and additional resources for implementation of enforcement policies.

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the Winnipeg Public Service be directed to incorporate the following into the report directed by the Standing Policy Committee on Property and Development, Heritage and Downtown Development on May 11, 2021, regarding Regulating Short-Term Rentals:

1. That the Winnipeg Public Service be directed to review the Accommodation Tax By-Law No. 70/2008 and report back on the following:

    A. Amendments required in order to include short-term rental properties in the collection and remittance of the Accommodations Tax;

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    C. Recommendations to regulate the Industry while recognizing the importance and increasing popularity of the short-term rental market and its ability to attract visitors to Winnipeg through an expansive marketing network;

    D. Cost estimates including staffing and additional resources for implementation of enforcement policies.

Yea:	Bowman, Allard, Browaty, Gillingham, Gilroy, Mayes, Rollins	7
Nay:		0

Carried

The following persons submitted communications in support of the matter

- Councillor Lukes, Waverley West Ward
- Anna and Salvador Maniquiz submitted a communication dated May 13, 2021
- Jason Penner submitted a communication dated May 17, 2021
- Saba Berhe submitted a communication dated May 17, 2021
- Sara Ly submitted a communication dated May 17, 2021
- Allen Mankewich submitted a communication dated May 18, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On April 27, 2021, the Riel Community Committee passed the following motion:

WHEREAS on April 23, 2008 City Council passed the Accommodation Tax By-law No. 70/2008. The By-law came into force June 1, 2008, which sets the requirements for the application, collection and remittance of a 5% tax on accommodations within the City of Winnipeg effective June 1, 2008.

AND WHEREAS the intent of the Accommodation Tax is to generate revenue to support Economic Development Winnipeg, the Winnipeg Convention Centre, and special events including other organizations, projects and events that will encourage tourism to Winnipeg.

AND WHEREAS short term rental businesses in Winnipeg have not been required to collect and remit the 5% Accommodations Tax, though they offer substantially the same services that hotels and motels provide in the city of Winnipeg.

AND WHEREAS there has been significant growth of the industry locally, from $1.5 million in revenues in 2015 to $16 million revenue in 2018, and there must be a level playing field for substantively the same services that are being offered.

AND WHEREAS more than 60% of Canadians are concerned or somewhat concerned about a neighbouring home being regularly rented out through an online short-term rental platform.

AND WHEREAS this concern is shared across the country, with the highest levels coming from respondents in Ontario (69%) and British Columbia (65%), driven primarily by the perceived unfavourable impacts on neighbourhood quality of life and on personal safety.

AND WHEREAS presently, short term rental properties operate almost completely without regulation causing residents to register numerous concerns with lack of standards and practices, and that current short-term rental practices seem to slip through a number of cracks from the City's perspective.

THEREFORE BE IT RESOLVED that the Executive Policy Committee be requested to direct the Winnipeg Public Service to review the Accommodation Tax By-Law No. 70/2008 and report back within 180 days on the following:

1. Amendments required in order to include short-term rental properties in the collection and remittance of the Accommodations Tax;

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2. A summary of the current regulatory situation of the short-term rental industry in the City of Winnipeg as well as other as a cross-jurisdictional scan;

3. Recommendations to regulate the Industry while recognizing the importance and increasing popularity of the short-term rental market and its ability to attract visitors to Winnipeg through an expansive marketing network;

4. Cost estimates including staffing and additional resources for implementation of enforcement policies.