

VILLAGE OF RADIUM HOT SPRINGS

SHORT TERM RENTAL BUSINESS LICENCE BYLAW NO. 529, 2026

A bylaw to regulate short term rental business licences in the Village of Radium Hot Springs.

WHEREAS the Council of the Village of Radium Hot Springs wishes to regulate the operation of Short-term Rentals in the Village, as authorized by Section 8 (6) of the *Community Charter*;

NOW THEREFORE the Council of the Village of Radium Hot Springs, in open meeting, enacts as follows:

DEFINITIONS

1. In this Bylaw:

“Business Licence” means a valid and subsisting Short-term Rental Business Licence issued pursuant this bylaw;

“Dwelling Unit” means a building, or self-contained portion of a building, and further defined in the *Village of Radium Hot Springs Bylaw No. 528, 2026 Zoning*.

“Marketing” means to sell, offer for sale, promote, canvass, solicit, rent, advertise, book, arrange or facilitate rental, 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;

“Parcel” means any lot, block, or other areas in which land is held or into which it is subdivided but does not include a highway or lane;

“Principal Dwelling Unit” means a Dwelling Unit that is considered the Principal Use on a Parcel.

“Principal Use” means the main purpose for which land, buildings or structures are ordinarily used.

“Short-term Rental” means the use of a Dwelling Unit - for valuable consideration in accordance with a valid and subsisting Business License issued for that use in that Dwelling Unit - that is provided to members of the public, to the same person or persons, for vacation or travel accommodation purposes for a period of less than 90

consecutive days but does not include Tourist Accommodation. A Short-term Rental is a commercial Use for the determination of parking requirements.

“Short-term Rental (Secondary Use)” means a Short-term Rental within an entire accessory Dwelling Unit such as a basement suite, garden suite, or garage suite and includes an owner or long-term tenant that lives on the Parcel as their principal residence.

“Short-term Rental (Stand-alone)” means a Short-term Rental that encompasses an entire Principal Dwelling Unit and/or an entire Parcel.

“Tourist Accommodation” means accommodation, which may include cooking facilities, washroom, and sanitary facilities, rented to the public that is occupied for a period of less than 27 consecutive days where payment for occupancy is based on a daily or weekly rental period. Tourist Accommodation does not include a residential tenancy subject to the *Residential Tenancy Act, British Columbia* nor a Dwelling Unit.

“Use” means the purpose for which any Parcel, building, or structure is designed arranged, or intended, or for which it is occupied or maintained.

“Village” means the Village of Radium Hot Springs.

REGULATION OF SHORT TERM RENTALS

2. Short-term Rental (Stand-alone) are only allowed in the permitted areas as shown on the map attached hereto as Schedule A and forming a part of this bylaw.
3. Notwithstanding Clause 2, at time of adoption of this bylaw, an existing Short-term Rental (Stand-alone) with a valid and subsisting Business Licence that is not located within a permitted area as shown on the map attached hereto as Schedule A may continue to renew its yearly Business Licence until October 15, 2032, at which point Business Licences for such Short-term Rental (Stand-alone) businesses will expire and no longer be issued. If an owner of a Short-term Rental (Stand-alone) business that is not located within a permitted area on the map attached hereto as Schedule A fails to renew the annual Business Licence, in that given year, then that Business Licence will lapse and the owner will no longer be permitted to operate a Short-term Rental (Stand-alone).
4. Notwithstanding Clause 3, and effective on the date of adoption of this bylaw, if any change in ownership (including change of corporate board of directors) occurs before October 15, 2032 on a property operating as a Short-term Rental (Stand-alone) outside

the permitted areas as shown on the map attached hereto as Schedule A, that Short-term Rental (Stand-alone) will not receive a Business Licence.

5. The Village may require corporate owners to provide annually a list of shareholders, directors and officers to confirm no change in ownership has occurred.
6. Short-term Rental (Secondary Use) are permitted per the regulations of Village of Radium Hot Springs Bylaw No. 528, 2026 Zoning, and amendments thereto.
7. Prior to issuance of a Business Licence for a Short-term Rental (Secondary Use), proof of a principal residency on the Parcel must be provided by the applicant in a form acceptable to the Village.
8. Short-term Rentals within strata titled properties or units require written and dated confirmation from the strata board that Short-term Rentals are permitted within the strata development for the given year. This written confirmation must accompany the Short-term Rental application. However if such confirmation is provided for an application within a given strata development, the Village shall apply it to all properties within that strata development throughout that given year and not require further written confirmation of same.
9. Owners shall submit, as part of their initial and renewal applications, a self-evaluation safety audit and attestation form, as provided by the Village. Issuance of an annual Business Licence is contingent upon satisfactory completion of this clause.
10. Subject to compliance with the *Community Charter* any officer or employee of the Village is authorized to enter, at all reasonable times and in a reasonable manner, any Short-term Rental subject to regulations of this bylaw to ascertain whether the regulations contained in this bylaw are being observed.
11. No person shall carry on a Short-term Rental in the Village without a Business Licence.
12. Every holder of a Business Licence shall have a contact person that is available and able to provide guest services 24 hours per day to guests in the Short-term Rental.
13. Every holder of a Business Licence shall keep the name and phone number of the contact person that is available and able to provide guest services 24 hours per day to guests in the Short-term Rental posted in a conspicuous place in the premises in respect of which the Short-term Rental is carried out and for which a Business Licence has been

issued.

14. Every holder of a Business Licence shall keep a copy of the Business Licence posted in a conspicuous place on the Parcel in respect of which the Short-term Rental is carried out and for which a Business Licence has been issued.
15. Every holder of a Business Licence shall post their Business Licence number in a conspicuous place on any Marketing for the business, all provincial registries and vacation rental platforms, including, but not limited to Air B & B and VRBO.
16. Every holder of a Business Licence shall post the name and phone number of the 24-hour contact person, clearly readable from the most commonly used exterior entrance door of the Short-Term Rental, in respect of which the business is carried out and for which a Business Licence has been issued.
17. The contact person for the Short-term Rental shall be available to respond to noise complaints, originating from the Village, RCMP or public, within a 30-minute time period.
18. Guest safety requirements shall include posted directions for egress, posted occupant load requirements, fire extinguishers, smoke alarm systems, and carbon dioxide alarm systems where gas appliances are present. These requirements shall be to the satisfaction of the Village bylaw enforcement officer.

FEES

19. The fees applicable for issuance of Business Licences under this bylaw are detailed in Village of Radium Hot Springs fees and charges bylaw and any amendments thereto.

COMPLIANCE

20. No person shall contravene, permit, or allow the contravention of any term of this bylaw in relation to a Short-term Rental.
21. Every person who owns or operates a Short-term Rental must comply with all provincial, municipal and, if applicable, strata enactments applicable to the Short-term Rental and the business as a term and condition of their Business Licence.
22. Short-term Rentals subject to three violations within a two-year period may have their Business Licence revoked or suspended for a one-year period, or voided, in the case of a Short-term rental (Stand-alone) that has been grandfathered under clause 3 above. Council of the Village will reserve the right to revoke a Business Licence, at any time, should the circumstances, in their opinion, warrant revocation.

23. No Business Licence holder shall contravene, or permit or allow the contravention of, any term or condition of their Business Licence.

OFFENCE

24. A person who carries on a Short-term Rental without holding a valid Business Licence for that business, breaches any term or condition of their Business Licence, or violates any provision of this bylaw, commits an offence of this bylaw.
25. Every person who commits an offence under this bylaw is liable to:
- a) a fine and penalty of not more than \$1,000.00 and not less than \$250.00 for each offence if issued a violation ticket; or
 - b) a fine and penalty of not more than \$10,000.00 and not less than \$500 for each offence if prosecuted pursuant to the provisions of the *Offence Act*, R.S.B.C.

FORCE AND EFFECT

26. This bylaw shall come into force and effect upon adoption.

GENERAL

27. If any portion of this bylaw is found to be invalid by a court, the invalid portion may be severed and the remaining provisions shall continue to apply.
28. The name of this bylaw for citation purposes is "*Village of Radium Hot Springs Bylaw No. 529, 2026 Short Term Rental Business Licence*".
29. *Village of Radium Hot Springs Short Term Rental Business Bylaw No. 503, 2024* is hereby repealed.

READ A FIRST TIME THIS 9th DAY OF FEBRUARY, 2026.

READ A SECOND TIME THIS 9th DAY OF FEBRUARY, 2026.

GIVEN NOTICE UNDER SECTIONS 59(2)(a) and (3) OF THE COMMUNITY CHARTER ON FEBRUARY 19TH AND 26TH, 2026 IN THE COLUMBIA VALLEY PIONEER NEWSPAPER.

READ A THIRD TIME THIS 9th DAY OF MARCH, 2026.

RECONSIDERED AND ADOPTED BY COUNCIL THIS 23rd DAY OF MARCH, 2026.

Mayor Mike Gray

Corporate Officer Jill Logan

Hereby certified as a true copy of Short Term Rental Business Licence Bylaw No. 529, 2026.

Corporate Officer

VILLAGE OF RADIUM HOT SPRINGS

Schedule A

