



Operating a Short-Term Rental in North Bay

Why regulate Short Term Rentals

The City of North Bay regulates short-term rentals (STRs) to protect long-term housing availability, protect health & safety and limit neighbourhood incompatibility issues. To operate a STR in North Bay, you must have a STR licence and comply with operating requirements. A Short-Term Rental is defined as all or part of a dwelling unit used for accommodations for a period of less than 28 consecutive days in exchange for payment.

Licence Classes

CLASS A	CLASS B	CLASS C
Principal Dwelling Unit Partial Unit Rental	Principal Dwelling Unit Entire Unit Rental	Non-Principal Dwelling Unit
FOR THOSE WHO WANT: <ul style="list-style-type: none"> To rent individual bedrooms To stay with their guests 	FOR THOSE WHO WANT: <ul style="list-style-type: none"> To rent their entire home while they are away 	FOR THOSE WHO WANT: <ul style="list-style-type: none"> To operate a commercial business
WHAT'S PERMITTED <ul style="list-style-type: none"> Rent individual bedrooms 365 days per year Four bedrooms max. 	WHAT'S PERMITTED <ul style="list-style-type: none"> Rent the entire home 180 days max. per year. Four bedrooms max. 	WHAT'S PERMITTED <ul style="list-style-type: none"> Rent the entire dwelling 365 days per year Four bedrooms max.

*All STRs, regardless of licence class are required to have a Dedicated Responsible Person, assigned by the owner or licence holder to make sure the STR is operated appropriately, similarly to a property manager.

Application Fees



INITIAL APPLICATION FEE

\$600

ANNUAL RENEWAL FEE

\$275



Scenarios

Permitted Partial Unit Rental

A couple explores renting one of the extra bedrooms in their single-detached home to help offset expenses. They learn that they can rent this extra bedroom through a 'Class A – Principal Dwelling Unit (Partial Unit Rental)' licence. After a successful application for a licence, the couple is now able to rent this extra bedroom 365 days per year. This licence must be renewed annually.



Non-Permitted Full-Time Rental

A person buys a long-time vacant home in a residential neighbourhood and renovates it with high-end finishes in the hopes of converting it into a full-time luxury commercial STR. Before applying for a licence, the person learns that this type of STR is not permitted in a residential zone. In this case, the dwelling could operate as either a partial or entire unit STR if someone was living there permanently through either a Class A or Class B licence.

Permitted Full-Time Commercial Rental

An investor purchases a mixed-use building in the Downtown Core in the hopes of converting the existing 3 apartment units on the upper levels from long-term rentals to full-time STRs. In this case, the property is in the C1 zone which permits full-time STRs without needing a permanent resident in the unit. Through a successful application process, the investor receives a 'Class C – Non-Principal Dwelling Unit' licence. This licence must be renewed annually.



Non-Permitted Full-Time Rental in a Condo Unit

A person is interested in purchasing a condo unit as an investment property, specifically for a full-time STR. Through a conversation with City Staff, this person is made aware that not only are full time STRs not permitted in this circumstance according to the Zoning by-law, but it may also be prohibited within the building through the applicable condo board. In this circumstance, the potential buyer could operate either a Class A or Class B licence but not a Class C licence, if the condo board permits it.



What about tenants?

A Tenant may be able to rent out their entire or partial unit with the written permission of the property owner.