

SHORT TERM RENTALS IN RESIDENTIAL ZONES

What you need to know if you want to rent rooms to overnight guests

The “sharing economy” has been recognized in the Town’s Municipal Planning Strategy and Land Use Bylaw. Short-term rental uses (such as Airbnb) are permitted within the Town, but are subject to development controls to make sure these uses remain compatible with the residential character of existing neighbourhoods.

Here’s a quick guide:

WHAT IS A SHORT-TERM RENTAL?

A short-term rental is defined in the Land Use Bylaw as the rental of a room or rooms for overnight accommodation in **an owner-occupied dwelling** for a period of 30 days or less and does not include the rental of the entire dwelling.

WHAT DOES OWNER-OCCUPIED MEAN?

It means you have to be living in your house while you are renting out rooms. **You cannot buy a house in Annapolis Royal and run it as a short-term rental unless you are living in it while doing so.**

WHERE ARE SHORT-TERM RENTALS PERMITTED?

Short-term rentals are permitted in the Residential Single Unit (RSU) Zone, the Residential Mixed Use (RMU) Zone and the Residential Prince William (RPW) Zone.

ARE THERE OTHER CONDITIONS?

Yes. You cannot alter or expand your existing residence to accommodate short-term rentals, and you have to meet the by-law requirements related to on-site parking.

WHAT ABOUT SIGNAGE?

Signs related to your short-term rentals are prohibited.

PLANNING DOCUMENT REFERENCE

Municipal Planning Strategy (MPS), Part 1, Residential Development
Permitted Commercial Accommodation, Section 1.11.2

https://annapolisroyal.com/wp-content/uploads/2019/12/MPS_September-2019_Updated-Oct.-7_Low-res._Single-Pages.pdf

IF YOU HAVE ADDITIONAL QUESTIONS

Call Town Hall at 902 532-2043 to discuss your questions with the Community Development Coordinator.