

Short Term Rental Accommodation By-Law Renter's Code of Conduct

1. Purpose of the Code

- 1.1 The purpose of the Renter's Code of Conduct is to acknowledge that short term rental accommodation premises are permitted in the Town of South Bruce Peninsula and that these short term rental accommodations are located in the vicinity of other properties and that the residents and occupants of those properties have the right to enjoy their own properties without nuisance.
- 1.2 It also outlines specific requirements for short term rental accommodations and imposes responsibilities for both owners and renters of such properties including that:
 - 1.2.1 The owners bear the primary responsibility of conveying this information to the renters of their property.
 - 1.2.2 The renters of the property bear the responsibility of reading, comprehending and complying with the provisions of this Renter's Code of Conduct.

2. Objective of the Code

- 2.1 The objective of the code is to establish acceptable standards of behaviour for owners and renters to minimize any adverse impacts on the neighbours and the surrounding neighbourhood, whether they be social, environmental or any other types of impacts.
- 2.2 In providing the acceptable standards, owners and renters are provided with the tools to ensure that they abide by the required standards and avoid penalties, fines and charges.

3. Occupation

- 3.1 The renter must make themselves aware of the neighbourhood in which they are renting a short term rental accommodation.

4. Guiding Principles

- 4.1 The guiding principles for short term rental accommodations are:
 - 4.1.1 The premises and property that you are occupying is a home.
 - 4.1.2 Respect the neighbours and the neighbourhood.
 - 4.1.3 Leave the premises and property as you found it.

5. Maximum Number of Renters and Guests

- 5.1 The maximum number of residents, renters and guests (including those not staying overnight) permitted at a short term rental accommodation shall be limited to no more than two (2) persons per guest room (bedroom), at any given time. Please refer to the approved number as included on the licence.
- 5.2 In addition to Section 5.1, children of the renter under the age of 12, will be permitted and in the circumstance where the renter is bringing their children under the age of 12, no more than three (3) persons per guestroom (bedroom), including the children will be permitted.

6. Noise

- 6.1 No person shall make noise which causes a disturbance nor may they conduct themselves in a way that is likely to disturb area residents.
- 6.2 Examples of noise that is likely to disturb area residents includes but is not limited to:
 - 6.2.1 Loud music.
 - 6.2.2 Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour.
 - 6.2.3 Late evening and/or early morning disturbances.
 - 6.2.4 Yelling, shouting, singing, fighting or conversing loudly.
 - 6.2.5 Revving of engines or racing of vehicles to and from the short term rental accommodation.
 - 6.2.6 Idling.
 - 6.2.7 Fireworks.
 - 6.2.8 Outdoor speakers.
 - 6.2.9 Exceeding occupancy limits.
 - 6.2.10 Swearing and uttering profanities.
- 6.3 Renters and their guests are not allowed to disturb neighbours or interfere with their enjoyment of their properties/premises.

6.4 Failure to comply with these requirements may result in legal action including but not being limited to charges under the Noise By-Law and under the Short Term Rental Accommodation By-Law. Charges can be laid against the renter and the owner.

7. Access and Parking

7.1 Please familiarize yourself and your guests with the parking requirements as they relate to the short term rental accommodation.

7.2 All short term rental accommodations have vehicle parking requirements which are approved as part of the licensing process. Vehicles are not permitted to be parked on any area which is not specifically approved as a parking area.

7.3 More vehicle than parking spaces are not permitted on the property.

8. Recycling and Garbage

8.1 Please familiarize yourself and your guests with the locations for the storage and disposal of garbage and recycling.

8.2 If garbage and recycling are not properly managed, legal action may be taken including but not being limited to charges under the Property Standards By-Law, the Waste Management By-Law and under the Short Term Accommodation By-Law.

9. Fire and Occupant Safety

9.1 All short term rental accommodations shall have operating smoke alarms.

9.2 Carbon monoxide alarms must be installed outside of the sleeping areas.

9.3 The owner shall regularly test the alarms to ensure that they are operational.

9.4 If a renter discovers that any of the alarms are not operational, the renter shall immediately notify the property owner of the deficiency.

10. Functions and Parties

10. Short term rental accommodation renters are not to host functions or parties at the short term rental accommodation.

11. Additional Responsibilities

- 11.1 As an owner, renter and guest of the Town of South Bruce Peninsula, you must ensure that you are familiar with all by-laws, regulations, policies, guidelines, legislation and applicable law as it relates to the Town of South Bruce Peninsula.
- 11.2 The owner, renter and any guests should expect that there is zero tolerance for non-compliance.
- 11.3 It should be expected that non-compliance will mean that you will be visited by Town By-Law Enforcement Officers and charges will be laid.
- 11.4 Strict adherence to this Renter's Code of Conduct and the requirements in the Short Term Rental Accommodation By-Law is expected and required, without exception.