



Here's a **clear, up-to-date overview of the rules for Airbnb/short-term rentals (STRs) in Metro Vancouver** as of early 2026 — including *both provincial and municipal requirements*. Regulations vary by municipality, but there's a common provincial framework that applies across most of the region.

Provincial Rules (apply across most of Metro Vancouver)

British Columbia's Short-Term Rental Accommodations Act creates a province-wide baseline set of rules:

1. Provincial registration

- Hosts **must register their short-term rental with the BC Short-Term Rental Registry** and pay an annual fee.
- Listings without a provincial registration number can be removed from platforms like **Airbnb/VRBO**.
- Hosts must display their provincial registration number on every listing.

2. Principal residence requirement

- **STRs are generally allowed only in the host's *principal residence*** – meaning the place where they live most of the year (usually at least 183 days).
- In many communities, you can also rent one **secondary suite or accessory dwelling unit on the same property** if it's part of your principal residence.
- This rule stops people from turning investment properties into multiple Airbnb units.

3. Short-term = <90 days

- A "short-term rental" is defined as *renting a space for less than 90 consecutive days*.

4. Enforcement

- The province has a **Compliance and Enforcement Unit** to help ensure these rules are followed, and platforms must share listing data with authorities.

City & Municipality Rules in Metro Vancouver

Local governments add their own licensing and operational requirements **on top of** the provincial framework.

City of Vancouver

- **Business Licence required** before hosting. Must include the licence number in all online listings.
- The host must live in the unit they're renting (principal residence).
- Both homeowners and renters can apply (renters need written landlord permission; strata need approval).
- Only short-term stays (<90 days) are allowed.
- **Taxes** (like MRDT and GST/PST) may also apply.
- Listings without a valid licence or registration can be fined.

City of Burnaby

- **Business licence required** and the host must prove it's their principal residence.
- STRs can be rented for up to **90 days per calendar year**.
- Not permitted in rental units, secondary suites, laneway homes, or investment properties not used as your main residence.
- Guest limits (e.g., max number of occupants) and safety info must be provided to guests.

Surrey

- Requires a **business licence** for all STRs.
- The host must be the **owner** and is responsible for records, building inspections, and demonstrating the property's principal residence status if asked.
- Defined as stays under 90 consecutive days.

District of North Vancouver

- Must hold a valid **business licence**, and display that licence number on listings.
- Must operate from principal residence; tenants need written owner permission and strata approval if applicable.
- Must follow both provincial and municipal rules.

District of West Vancouver

- Requires a **short-term rental business licence** beginning in 2025; enforcement began in mid-2025.
- Also subject to provincial registration and principal residence rules.

Key Takeaways

✓ **Allowed:** Airbnb/short-term rentals in principal residences that are properly licensed and registered.

✗ **Not allowed:** Renting out a property you don't live in (investment property), or operating without required licences/registration.

Must do:

- Register with the **BC STR registry** and get a provincial registration number.
- Get a **municipal business licence** where required and display it in all listings.
- Follow municipal rules (guest limits, safety requirements, strata/landlord approval).

[Provincial Website](#)