

Rental House Licensing By-law

An analysis of possible options
and potential issues

Background

- Rooming houses involve the renting of rooms in dwellings where the tenants share kitchen and/or washroom facilities.
- Rooming houses are currently not permitted under the Zoning By-law except in downtown Sudbury.
- Rooming houses have been established illegally in certain areas in the City

Rooming House Complaints

- Safety concerns if residential rental units are not maintained and/or do not meet minimum statutory requirements for Building Code, Fire Code and Electrical Codes, especially if they have been modified to accommodate more tenants;
- Behavioral and nuisance concerns such as noise;
- Parking concerns particularly with vehicles parked on the front yard area and on roads; and
- Poor upkeep of the residential properties relative to the City's Property Standards By-law.

Council Resolution – Oct '09

“Whereas the City of Greater Sudbury does not currently have a by-law dealing with the licencing of rooming, boarding or lodging houses;

AND WHEREAS there are health and safety concerns arising from this type of accommodation;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury staff be directed to prepare a policy with respect to the licencing of rooming, boarding and lodging houses across the City of Greater Sudbury and that such draft policy be presented in March 2010.”

Current Zoning By-laws

- Only allow Rooming Houses in downtown Sudbury; and
- Allow accessory guest room accommodation for not more than 2 persons in any dwelling unit.

Draft By-Law

- Rooming and Boarding houses to be permitted in R3 & R4 Zones along with C6 zones, similar to other municipalities.
- Will increase the areas where these uses are permitted.

Licensing By-law Mechanics

- Application of a Licensing By-law
 - Specific Types of Rental Units
 - Specific Areas
- License Application Requirements
 - Application Fees
 - Inspections
 - # of Tenants
 - Owner information
 - Floor Plans
 - Insurance
- Appeal Process
- Fines

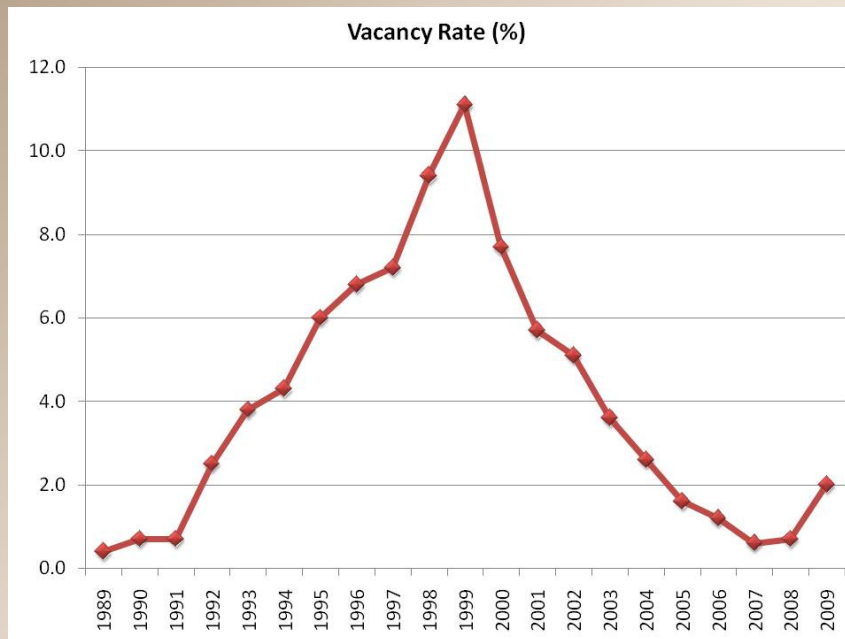
Other Municipal Licensing By-laws

CITY	No. OF ROOMING HOUSES	LICENSE FEE per YEAR	RENTAL UNIT LICENSING BY-LAW
Waterloo	1,150	\$584 new \$244 renewal	no
Ottawa	114 active / approx. 2000 pending	\$200 - \$250 by # of rooms	no
Guelph	300	none in place	no
Kingston	n/a	\$100	no
London	49 active / approx. 2000 pending	\$350 and \$25 self application	yes (March 1, 2010)
Kitchener	23	\$841 new \$683 renewal	no
Thunder Bay	20 active	\$150	no
Oshawa	n/a	\$350	yes
Barrie	n/a	\$165	no

Is a Rental Licensing By-law the way to go in Greater Sudbury?

Issues

- Vacancy Rate
- Zoning By-law alone vs. Zoning By-law plus licensing
- Staffing and Administration Impacts
- Owner Occupied & Multiple Dwelling Residential
- Safety & Wellbeing of Tenants and Neighbours



Licensing Options

- *Option 1 – Status Quo*
- *Option 2 – Approve a Rooming House & Boarding House Licensing By-law*
- *Option 3 – Approve a City Wide Rental House Licensing By-law*
- *Option 3(a) – Approve a Scoped Rental House Licensing By-law (Not Owner Occupied)*

Option 1 – Status Quo

1. No new type of Residential Licensing By-law is introduced;
2. Existing By-laws continue to be enforced, including Noise, Property Standards, Clearing of Land, etc; and
3. Limited financial impact.

Option 2 – Approve a Rooming House & Boarding House Licensing By-law

1. New Licensing By-law would apply to all Rooming Houses and Boarding Houses in CGS; and
2. Would involve additional financial and staff resources, including non-CGS resources.

Option 3 – Approve a City Wide Rental House Licensing By-law

1. Would license all “Residential Rental Houses” in the City that are not owner occupied (with certain exemptions); and
2. Would involve additional financial and staff resources, including non-CGS resources.

Option 3(a) – Approve a Scoped Rental House Licensing By-law

1. Would only apply to single and semi-detached dwellings that are not owner occupied;
2. Could be made to only apply in certain areas of the City; and
3. Would involve additional financial and staff resources, including non-CGS resources.

Establish Working Group if Options 2, 3 or 3(a) Selected

- Should Council choose to implement a form of rental house licensing a working group will need to be established to draft the by-law, determine application requirements and outline enforcement procedures among other issues.
- This working group would also be charged with seeking public input.

Establish Working Group if Options 2, 3 or 3(a) Selected

- The working group would be composed of relevant stakeholders
 - CGS Councillors
 - By-law Enforcement Staff
 - Landlord Association
 - Post Secondary Education Facilities
 - Legal Staff
 - Fire Services Staff
 - Building Services Staff
- Would address key issues
 - Scope of By-law
 - Application Requirements
 - Enforcement and Penalties
 - Area of Application
 - Inspections

Conclusion

- A number of other municipalities have rental licensing by-laws (RLB);
- A RLB could be scoped to target problem dwelling types & areas;
- A RLB may not address complaints re: rooming houses or be more effective than enforcing existing by-laws;
- There are multiple options for a RLB; and
- Should Council choose to implement a RLB, a working group should be established to draft the by-law and procedures.