

Appendix C

Proposed Short-term Rental Diagram

What is a platform?



A platform is a web-based application that connects registered landowners “hosts” with guests for short-term lodging.

Markham Staycation

Platform accountability



Licensed platforms must:

- Display City licence number on all listings.
- Assign unique registration numbers to hosts.
- Maintain booking records for 3 years.
- Ensure host compliance with all laws.

What are the requirements to licence a platform?



Application submission

Platforms must provide:

- Completed application form
- Corporate Registration documents
- Business contact information
- An agreement to collect the booking fee from their hosts and to remit the fee to the City of a monthly basis.
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Terms and Obligations

A licence term is valid for one (1) year, is non-transferable, and may be subject to suspension, revocation or conditions.

Platforms must agree to collect the per-night booking fee from the hosts and remit it monthly to the City.



Host Registration

Hosts must:

- Register their STR listing with the licensed platform.
- Be 18+ years old at the time of registration.
- Have no disqualifying Criminal Code convictions.
- Be in good standing with the platform.
- Operate only in the property that they live in.

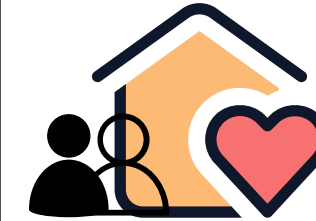


Mandatory Compliance Declaration

Before advertising a Short-Term Rental accommodation, every platform user must submit a formal declaration confirming pre-emptive compliance with:

- Ontario Fire Code
- Municipal Zoning By-Laws
- Property Standards By-laws
- All other applicable municipal, provincial and federal laws.

What is a host?



A host is the registered owner of a property listed in an STR platform.

Operating rules for hosts

Hosts must:

- Operate at a maximum of 180 day per calendar year,
- Have no overlapping unrelated guests bookings.
- Provide an emergency contact information in their listing.
- Issue invoice showing licence and registration numbers.

Enforcement & Penalties



Platforms and hosts are jointly liable for violations.

Administrative Monetary Penalty

- Minimum AMP fine of \$500
- Maximum AMP fine of \$100,000
- Daily AMP fine for continuing offences.
- Immediate suspension (up to 14 day) for public safety risks.