

## **A reminder of Quebec Regulations concerning Short-term Rentals**

In 2016, Quebec started regulating the rental of tourist accommodation units (rooms, houses, cottages, etc.) *through public media (newspapers) or digital platforms (Airbnb, HomeAway, etc.)* in order to protect tourists and to enhance the quality of accommodation offered in the province. Until 2020, these regulations applied only to the rental of cottages used as *secondary* residences by their owners.

Since May 1, 2020, those regulations include the rental of cottages used as *principal* residences by their owners.

The rules differ for secondary residences and for principal residences. They also differ if you rent for a period exceeding 31 days or if you rent for a period of 31 days or less (e.g. days, weekends, weeks). Since the rental for a period exceeding 31 days comes under different legislation (*Loi sur la Régie du logement*), we are looking here only at the most frequent scenario: you want to rent your cottage for up to a total of 31 days a year. In both cases, you will first need to check with the Municipality to make sure that zoning regulations permit the “commercial operation” of your cottage. Note that the occupants will have to comply with municipal nuisance regulations (see our next heading, *What do you do if you are disturbed by noise coming from the neighbourhood?*)

Scenario No. 1—Your cottage is your secondary residence.

You are required to obtain a certificate (“Attestation de classification”) from the Quebec organization that regulates the tourism industry, the *Corporation de l’industrie touristique du Québec* or *CITQ*. If you rented your cottage in the past, you are familiar with that rather lengthy procedure <https://citq.qc.ca/fr/ouverturedossier.php>).

Scenario No. 2—Your cottage is your principal residence.

Since May 1, 2020, you may rent your cottage even if it is your legal principal residence. In this case, the procedure is simplified.

*The foregoing is our interpretation of the regulations and has no legal standing. Please visit <https://citq.qc.ca/en/index.php> for more information.*

*Latest Update:* On May 9, 2023, the Quebec government tabled a bill that would require short-term rental companies to ensure their online listings are certified by the province. **Bill 25 would make it illegal for anyone to advertise a short-term rental online without including the number and expiry date for their provincial certificate.** Quebec's bill is in response to calls from cities for limits on the number of Airbnb-style rentals, which have removed apartments from the long-term rental market and exacerbated housing shortages.

The bill includes fines for online platforms of up to \$100,000 for each illegal rental listing.

<https://montrealgazette.com/news/local-news/quebec-tables-new-bill-to-crack-down-on-airbnb-style-short-term-rentals>

<https://www.cbc.ca/news/canada/montreal/quebec-bill-fighting-illegal-short-term-rentals-1.6837199>