



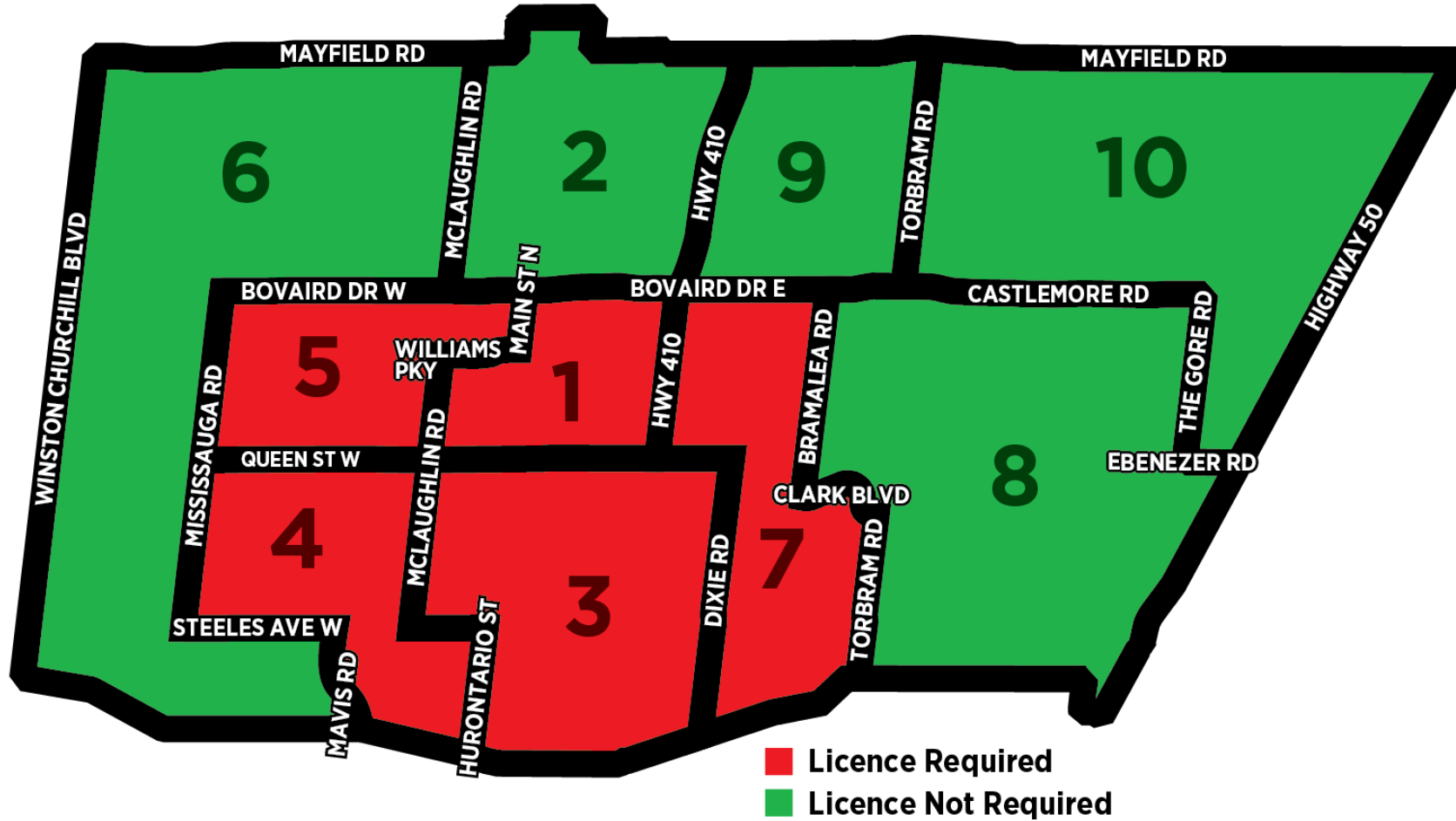
Residential Rental Licensing (RRL) Pilot Program



Purpose

To create a two-year Residential Rental Licensing Pilot Program in Wards 1, 3, 4, 5 and 7.

Residential Rental Licensing (RRL) Pilot Program



Background

Council directed staff to report back in Q3 2023, on an implementation plan for a two-year pilot (beginning Q1 2024), of a Brampton Rental Landlord Registration/Licensing Program based on the City of Waterloo and other benchmarked municipalities with the following objective:

“To protect the health and safety, and human rights of persons to protect the residential amenity, character and stability of residential areas. To proactively mitigate potential risks that may exist within a particular business sector and provide enforcement mechanism to respond to complaints relating to that sector.”



Existing Registered Additional Residential Units
(ARUs) within Residential Rental Licensing
(RRL) Pilot Program Area

Ward	Total Registered ARUs	Registered ARUs in 2022/2023	Registered ARUs before 2022
1	1293	311	982
3	641	158	483
4	2258	721	1537
5	2254	946	1308
7	1096	335	761
Total	7542	2471	5071

(data from July 2023)

Current Status



RRL Pilot Framework



Who is required to obtain an RRL?

- Rental properties that are operating in Wards 1, 3, 4, 5, and 7 during the two-year pilot program
- Properties that are renting five (5) or less units
- Owners of rental housing units
- Operators of rental housing units
- Dwelling units used or intended to be used for a Rental Housing Unit



Exemptions from the RRL Pilot Program?

- Properties containing 5 or more units
- Hotels/Motels
- Lodging House (subject to Business Licensing By-law 332-2013)
- Supportive Residential Housing Types 1 and 2 (subject to Supportive Housing Residences Registration By-law 254-2021)



RRL Pilot Framework



Exemptions from the RRL Pilot Program (cont'd)?

- Home for Special Care
- Long-Term Care Homes
- Residential Care Homes
- Senior Care Residence
- Short-Term Rentals (subject to Short-Term Rental Licensing By-Law 165-2021)



Special exemptions from the RRL Pilot Program?

- Properties that obtained their ARU registration in the past two years (2022/2023)
 - Residential unit(s) not for rent by the property owner
 - Sale of property and new property owner does not continue with the residential rental unit
- * *Supporting documentation and/or inspection will be required for a special exemption*

RRL Pilot Framework



Violations

- Non-Parking Administrative Monetary Penalty System (AMPS) By-Law 218-2019
- Fire Protection and Prevention Act (1997)



Random Inspections

Staff are suggesting between 2 to 3 percent of the total number of ARU be inspected, equating to 150 to 225 units.

- Targeting ARU/Second units registered in 2021 or earlier
- ARUs that have been modified
- Received multiple complaints over the past two years



Business License Process (Pilot Program)

- One time issuance for the two-year pilot program



Resources Required



Additional Staff

Request from **Enforcement and By-Law Services** (2024 – immediate)

- Property Standards Officers (2 full-time contract positions)
- Business Analyst (1 full-time contract position)

Request from the **City Clerk's Office** (2024 – phased)

- Business Licensing Clerks (2 full-time contract positions)

Request from the **Building Division** (2025 - assessed if needed)

- Plans Examiner (1 full-time contract position)

Fire Prevention Division will utilize existing staff resources and will assess after the two-year pilot whether additional staff is needed.



Capital Budget Request

- \$625,000 (2024) for contract staff positions and strategic communications
- \$750,000 (2025) for contract staff positions carry-over and one additional contract staff hire



Resources Required

Item	Cost	Revenue
Staff Full-Time Contract Positions in 2024, plus Communications Strategy	\$625,000	
Staff Full-Time Contract Positions in 2025, continuation of 2024 hires plus one additional hire	\$750,000	
Total budget for staff hire 2024/2025 and Communications Strategy	\$1,375,000	
Projected RRL revenue over the two-year pilot program (based on 1,500 applications at \$300 per application fee)		\$450,000
Total budget short-fall projected over the two-year RRL pilot program	\$925,000	



Thank you!

Integrated City Planning

