

# WELCOME TO HINTON HINTON Gateway to the Rockies

## Short Term Rentals—Information for Guests

This guide contains information on the Town of Hinton's bylaws that are relevant to guests staying in short-term residential rental accommodations. Hosts are required to provide this guide to their guests when guests check in.

There are a number of rules you must follow if you are staying in a short-term residential rental accommodation. If you do not follow these rules, you or your host may receive a fine.

### Tips for Being a Good Short-Term Rental Guest

Be mindful of your neighbours:

- ◊ Avoid making noise that will disturb others, for example, shouting or playing loud music.
- ◊ Avoid smoking tobacco or cannabis near your neighbours' doors and open windows.
- ◊ Be mindful of other habits that may disturb others.
- ◊ Respect public spaces like sidewalks, parks, and trails. Follow posted rules, do not litter, and keep your pets under control.
- ◊ Your host may have additional rules. Ask your host about these rules and always follow them.



### Parking

- ◊ Park in the designated (off-street) parking space(s) provided by the Host.

### Noise

- ◊ You must not make noise that disturbs your neighbours, for example, by shouting or playing loud music - especially after 10:00 p.m.

## Short Term Rentals—Information for Hosts

A guide to what Short-Term Residential Rental Hosts need to know to be a responsible operator in Hinton. Hosts who provide shared or exclusive rental accommodation in a residence for periods of 30 consecutive days or less require a **Business License** from the Town of Hinton. Transactions for short-term residential rental accommodations are usually completed through online platforms such as Airbnb, VRBO, HomeAway, etc., or in person.

### Host Responsibilities

As a short-term residential rental host, you have the following responsibilities:

- ◊ You must hold a valid Town of Hinton Business License for both non-principal and principal residence short-term rentals. You must hold a Home-Based Business Development Permit to operate a short-term rental from the principal residence only.
- ◊ You must provide guests with a copy of the **Short-Term Residential Rental Accommodation: Information for Guests** guide, which can be found online.
- ◊ You must not allow your property to be used by guests to operate a business, unless the guest has a valid business license authorizing the business activity.
- ◊ If you live in the same residence while guests are present, you may only rent up to four (4) guest rooms, each of which can be occupied by a maximum of two persons, not including minors.
- ◊ One (1) off-street parking stall per two (2) guest rooms shall be required.



### Tips for being a Good Short-Term Rental Host

- ◊ Provide clear instructions and information up front so your guests know what to expect when they arrive.
- ◊ Greet your guests in-person when they check in, and follow up with them during their stay.
- ◊ Establish “house rules” and be sure that your guests know to follow them. Rules that reduce noise and disruptions at night, for example, “quiet time”, or no late-night check-ins, can help you to avoid noise complaints from neighbours.
- ◊ Respond to your guests’ inquiries in a timely manner to avoid any escalations that may impact the neighbourhood.
- ◊ Ensure the rental property is safe and compliant with all Alberta Safety Codes.
- ◊ Except where the suite has a sprinkler system, each bedroom shall have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge to provide an exit in the event of an emergency.
- ◊ Install interconnected (either Bluetooth adapter or wireless) smoke detectors. Install carbon monoxide detectors and keep a fire extinguisher in the home readily available.
- ◊ Keep fire exits clearly marked.