

Why Regulations?

Bylaw regulations are here for your protection. They're the result of years of experience, testing and feedback. Having common standards that all property owners must meet helps make sure Edmonton is a clean, safe and liveable city for everyone.



About the Service

If you manage any rental properties in Edmonton, the City requires that you comply with all relevant laws, ensures the safety of all residents in the building, and respects the rights of your neighbours and their property.

You also need permits and licences to operate a rental property, including a development permit, building permit and a rental accommodation business licence.

Regulations

Appearance

Make sure your property is neat, tidy, and well maintained. It must be free of:

- Visible signs of damage
- Cracked or peeling paint
- Graffiti
- Loose garbage
- Poorly maintained landscaping
- Snow and ice on sidewalks
- Noxious weeds, like Canadian Thistle
- Abandoned vehicles and old appliances
- Rodents or vermin
- Unsightly or unsafe storage, including on balconies

Resident Behaviours

You have a responsibility to make sure your tenants are behaving appropriately. You must take reasonable steps to make sure your tenants are not:

- Involved in any criminal activity (such as illegal drug use, vandalism, theft, voyeurism, illegal firearm possession or use, harassment, etc.)
- Defecating or urinating outside
- Having fires anywhere other than a legal fire pit
- Trespassing onto neighbouring properties
- Littering
- Disturbing neighbours through excessive or late night noise, public fighting, loitering, soliciting, panhandling or aggressive behaviours
- Creating excessive traffic to or from the property, including frequent visits from emergency vehicles

Complying with other laws

As the operator of a rental property, you need to make sure that you:

- Maintain your property to the standards set out in Edmonton's Community Standards Bylaw
- Ensure the property complies with the Alberta Safety Codes Act and approved development and building permits
- Understand your rights and responsibilities under the Residential Tenancies Act
- Understand the requirements of the provincial Public Health Act and Regulations (contact Alberta Health Services for more information)

Zoning Verification

Your property's specific zoning may affect your plans.

To verify the zoning of a property, visit our office or <http://maps.edmonton.ca>

- Click on 'Zoning' located on the right side of the photo
- Review the disclaimer and accept it by pressing 'Ok'
- Click on 'Locate Title by Address' and enter the property's address
- Click on 'Search' to view its zoning and any overlay information

TIPS The City's Landlord and Tenant Advisory Board offers a course that teaches owners of rental properties about their rights and responsibilities. For more information visit www.edmonton.ca/LTAB

Enforcement

If your rental property doesn't meet the applicable laws and regulations, the City of Edmonton can take action by issuing fines and ordering you to fix any problems, or fix the problem then bill you through your property taxes. If there is a threat to public health and safety, the City can order your tenants to evacuate until the problem is fixed.

The City can also place conditions on your accommodation business licence or revoke it. If it is in the public interest, your rental property may be closed.

TIPS A landlord has many responsibilities, and that includes any health-related conditions of your property. For information on the obligations you have under the Alberta Public Health Act, visit Alberta Health Services at www.albertahealthservices.ca or call 780-735-1800.



Related Permits

If you are doing any renovations, you may also require building and mechanical permits. For more information, please call 311. If calling outside of Edmonton, dial 780-442-5311.



How to Apply

You may apply for an accommodation business licence and a development permit from the City online in addition to the methods below. You can apply for a business licence and development permit at the same time.

Fax

780-496-6034

Our fax can take legal and letter sized paper.

In Person

Current Planning Branch
5th Floor, 10250 - 101 Street NW
Edmonton, Alberta T5J 3P4
Office Hours: Monday to Friday,
8:00 a.m. - 4:30 p.m.
Payment may be cash, personal cheque
(payable to the City of Edmonton), Visa,
MasterCard, American Express or Interac.

Mail

Current Planning Branch
5th Floor, 10250 - 101 Street NW
Edmonton, Alberta T5J 3P4
Cheques should be made out to City of Edmonton.
Please allow for extra processing time when
mailing application.

Processing Your Application

Once we receive your application, a licence approval can take up to several weeks depending on the number and availability of agencies the application must pass through.

The City will contact you if any information or payments are missing. An accommodation business licence won't be issued until all information and payments are in. Your licence will be mailed to you once all of the required information, payments, and approvals have been received.

Contact

For application forms and additional general information:

Phone

For 24-hour information and access to City of Edmonton programs and services: **311**

If outside of Edmonton: **780-442-5311**

Web

www.edmonton.ca

In Person

Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

Office Hours: 8:00 a.m. - 4:30 p.m.
Monday through Friday

Note:

This is a general guide. Additional information may be required.

When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.



Guide to operating a rental accommodation

