

Short-Term Rental (STR) Info Sheet – Golden, BC

Prepared by Amber Granter, Personal Real Estate Corporation – eXp Realty

This info sheet provides an overview of short-term rental (STR) regulations in the Town of Golden and the surrounding CSRD Area A. It summarizes the difference between Bed & Breakfast (B&B) and Short-Term Rental (STR) licenses, zoning considerations, and key compliance steps.

Requirement	Bed & Breakfast (B&B)	Short-Term Rental (STR)
Where allowed	Primary residence only	Legal secondary suite within primary residence
Max. bedrooms/units	Up to 3 bedrooms	1 self-contained suite
Kitchen	No full kitchen (wet bar allowed: sink, mini-fridge, microwave)	Full kitchen permitted
Fire separations	Not required	Required per BC Building Code
Occupancy Permit	Not applicable	Required
Owner residency	Owner must live in home full-time	Owner must live in home full-time
License type	B&B License	STR License

Zoning Notes:

- Inside Town: STRs only allowed in primary residences. OSO and Riverstone are the only multi-family complexes zoned for STRs.
- Commercial properties in town may qualify depending on designation.
- Outside Town (CSRD Area A): Provincial STR rules do not apply here (except registration with the Province). Title restrictions may still limit use.

Steps to Operate a Compliant STR:

1. Confirm zoning and whether space qualifies as B&B or STR.
2. Apply for the correct business license.
3. Complete required inspections (fire, building, safety).
4. Register with the Province (Town and CSRD).
5. Ensure you live in the home full-time.

For more details, visit: Town of Golden STR Regulations

(<https://www.golden.ca/municipal-services/planning-development/short-term-rentals>)

Prepared by Amber Granter PREC, REALTOR® with eXp Realty

Questions? Contact me to confirm zoning and restrictions before purchasing or operating a short-term rental.