



News Release

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Principal Residence Requirement Comes into effect in the Salt Spring Island Local Trust Area in November, 2025

Lək'wəjən, METULIYE/Victoria, B.C. – The Salt Spring Island Local Trust Committee's (LTC) request to opt in to the Province of British Columbia's *Short-Term Rental Accommodations Act* (STRAA) principal residence requirement was approved through a BC Order in Council. The principal residence requirement will take effect across the Salt Spring Island Local Trust Area on November 1, 2025.

This move reflects the LTC's commitment to protecting long-term housing, preserving community character, and ensuring fair enforcement of short-term rental (STR) regulations. Under the STRAA, only individuals who permanently reside at a property will be permitted to offer short-term rental accommodations. Opting into the STRAA will also streamline enforcement efforts by making it easier to identify unlawful STRs, reduce pressure on local housing and infrastructure, and ensure a level playing field for legal accommodation providers.

“Our decision to opt in to the principal residence requirement is about balancing the need for visitor accommodations with the urgent need for housing in the Salt Spring community,” said Tim Peterson, Chair of the Salt Spring Island Local Trust Committee. “This is a step toward protecting the residential character of Salt Spring while supporting local families and businesses.”

For residents and property owners, this means that only principal residences and eligible dwelling units may be used for short-term rentals in permitted zones. All short-term rental operators will be required to register with the Province and must include a valid registration number on all listings. Listings that do not comply with these requirements may face enforcement action, including fines and removal from the booking platform.

The LTC's decision supports existing land use regulations, which only permit STRs in the form of home-based Bed and Breakfasts operated by permanent residents, and only in zones where Bed and Breakfasts are permitted as a home based business. It also aligns with the Official Community Plan's goal to maintain Salt Spring Island as a liveable, resident-focused community.

The Salt Spring Island LTC is also beginning an active phase of the Official Community Plan and Land Use Bylaw Review Project, targeting housing challenges on Salt Spring Island, strengthening relationships with First Nations through frequent and open dialogue, and ensuring policies and bylaws support ecosystem integrity while responding to climate change impacts. Learn more about this project [here](#).

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Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen, Denman, Gabriola, Galiano, Gambier, Hornby, Lasqueti, Mayne, N. Pender, Salt Spring, Saturna, S. Pender, Thetis

Islands Trust is a special-purpose government representing over 30,000 people living within the Islands Trust Area and 10,000 non-resident property owners. The Islands Trust Area is located within Coast Salish territory and is the homeland to many Coast Salish Peoples who have called this place home since time immemorial. Islands Trust is responsible for preserving and protecting the Islands Trust Area and its unique amenities and environment through conservation-oriented land use planning and regulation, education, and cooperation with First Nations and other agencies. The Islands Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5,200 square kilometres.

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