



**Executive
Council**

*A certified copy of an Order in Council dated
December 1, 2025*
N.S. Reg. 269/2025

FILED

Date: December 1, 2025

Rachel L. Jones
Registrar of Regulations
Province of Nova Scotia

2025-358

The Governor in Council on the report and recommendation of the Minister of Housing dated October 30, 2025, and pursuant to Section 6 of Chapter 9 of the Acts of 2019, the *Short-term Rentals Registration Act*, is pleased to amend the *Short-term Rentals Registration Regulations*, N.S. Reg. 158/2024, made by the Governor in Council by Order in Council 2024-303 dated August 6, 2024, to amend definitions, add administrative penalties, indicate that full payment of the annual registration tax is required, and make changes to the requirements for host registration applications and the terms and conditions of registration, in the manner set forth in Schedule "A" attached to and forming part of the Report and Recommendation, effective on and after December 1, 2025.

Certified to be a true copy

A handwritten signature in blue ink, appearing to read "Taweel", written over a horizontal line.

Tracey Taweel

Clerk of the Executive Council


Tracey Taweel
Clerk of the Executive Council

Schedule “A”

**Amendment to the *Short-term Rentals Registration Regulations*
made by the Governor in Council under Section 6
of Chapter 9 of the Acts of 2019,
the *Short-term Rentals Registration Act***

- 1 Subsection 2(1) of the *Short-term Rentals Registration Regulations*, N.S. Reg. 158/2024, made by the Governor in Council by Order in Council 2024-303 dated August 6, 2024, is amended by
- (a) repealing the definition of “commercial short-term rental host” and substituting the following definition:
- “commercial short-term rental host” means a person who offers short-term rentals of 1 of the following that is not their primary residence:
- (i) a dwelling unit that they own or that is a condominium unit as defined in the *Condominium Act*,
- (ii) a room or rooms as separate accommodation in a dwelling unit that they own or that is a condominium unit as defined in the *Condominium Act*;
- (b) adding the following definition where it belongs in alphabetical order:
- “operating” means any of the following:
- (i) advertising the availability of accommodations,
- (ii) accepting or maintaining reservations for accommodations,
- (iii) providing accommodations in exchange for payment;
- (c) in the definition of “personal vacation home”,
- (i) striking out the semicolon at the end of subclause (v) and substituting a

comma, and

(ii) adding the following subclause immediately after subclause (v):

(vi) it is the only dwelling owned by the owner that meets the criteria described in subclauses (i) to (v);

(d) in the definition of “unusual lodging”, adding “, cabin, guest suite adjoining unrelated businesses” immediately after “bunkie”.

2 (1) Subclause 6(1)(f)(v) of the regulations is repealed and the following subclause substituted:

(v) any other form of documentation acceptable to the Minister;

(2) Clause 6(1)(g) of the regulations is amended by adding “as defined in the *Condominium Act*” immediately after “condominium unit”.

3 (1) Clause 7(1)(g) of the regulations is repealed and the following clause substituted:

(g) if the property is a condominium unit as defined in the *Condominium Act*, 1 of the following:

(i) for a property not owned by the applicant, written consent for the applicant to register under the Act from the property owner and the condo board,

(ii) for a property owned by the applicant, written consent for the applicant to register under the Act from the condo board;

(2) Section 7 of the regulations is further amended by adding the following subsection immediately after subsection (2):

(3) An application for registration as a commercial short-term rental host described in subsection (1) may be approved by the Minister only if the dwelling unit that is the subject of the application is

(a) owned by the applicant; or

(b) a condominium unit as defined in the *Condominium Act*.

4 (1) Subclause 8(1)(g)(v) of the regulations is repealed and the following subclause substituted:

- (v) any other form of documentation acceptable to the Minister;
- (2) Clause 8(1)(k) of the regulations is amended by adding “as defined in the *Condominium Act*” immediately after “condominium unit”.
- 5 Subsection 10(1) of the regulations is amended by
 - (a) striking out the period at the end of clause (e) and substituting a semicolon; and
 - (b) adding the following clause immediately after clause (e):
 - (f) for a person whose mailing address is not in the Province, they must provide the contact information and address of an office or representative located in the Province to the Minister and agree that all documents sent to the office or representative are deemed to have been received by them.
- 6 Subsection 12(1) of the regulations is amended by adding “in each whole or partial registration year in which the whole home primary residence short-term rental host is a registrant” immediately after “\$50”.
- 7 Subsection 13(2) of the regulations is amended by adding “in each whole or partial registration year in which the commercial short-term rental host is a registrant” immediately after “tax”.
- 8 Subsection 14(1) of the regulations is amended by adding “in each whole or partial registration year in which the traditional tourist accommodation host is a registrant” immediately after “tax”.
- 9 The regulations are further amended by adding the following Sections immediately after Section 18:

Administrative penalty

- 19 (1) The Minister may require a person who does any of the following to pay an administrative penalty by serving a notice of administrative penalty on the person:
 - (a) contravenes a provision of the Act or these regulations;
 - (b) fails to comply with any of the following made by the Minister under the Act or these regulations:
 - (i) a decision,
 - (ii) an order,

- (iii) a demand;
 - (c) fails to comply with the terms and conditions of their registration that are imposed under the Act and these regulations;
 - (d) gives false or misleading information to an inspector appointed by the Minister under subsection 4A(1) of the Act or a Registrar appointed by the Minister under subsection 4(1).
- (2) A notice of administrative penalty served on a person under subsection (1) must be in writing and contain all of the following information:
- (a) the name of the person on whom the administrative penalty is imposed;
 - (b) the provision of the Act or these regulations that was contravened and resulted in the administrative penalty;
 - (c) the details of the contravention of the Act or these regulations that resulted in the administrative penalty;
 - (d) the amount of the administrative penalty;
 - (e) when and how the administrative penalty must be paid;
 - (f) the process for filing an appeal of the administrative penalty.

Service of notice of administrative penalty

- 20 (1)** A notice of administrative penalty is deemed to have been served on a person if it is
- (a) delivered personally to the person; or
 - (b) sent by electronic means, courier or registered mail to any of the following:
 - (i) the person's last known address,
 - (ii) the person's last known business address,
 - (iii) the person's usual place of residence,
 - (iv) the person's office or representative in the Province, as described in clause 10(1)(f).

- (2) If a notice of administrative penalty is sent by
 - (a) electronic means, it is deemed to have been served on the person on the date it is transmitted;
 - (b) courier, it is deemed to have been served on the person on the date it is delivered to the courier; and
 - (c) registered mail, it is deemed to have been served on the person on the date it is mailed.
- (3) A notice of administrative penalty must be served no more than 2 years from the date of the performance of the act for which the administrative penalty is imposed.

Amount of administrative penalty

21 (1) The amount of an administrative penalty is as follows:

- (a) for a first offence, \$2000;
 - (b) for a second offence, \$4000;
 - (c) for a third or subsequent offence, \$8000.
- (2) For the purposes of this Section, an offence committed under the Act or these regulations by a person is considered to be the first offence committed under the Act or these regulations by the person if the notice of administrative penalty for the offence is served 3 or more years after the dates of the services of notices of administrative penalty for all previous offences committed under the Act or these regulations by the person.

Cancellation of administrative penalty

- 22** (1) The Minister may cancel an administrative penalty imposed on a person by the service of a notice of administrative penalty and instead enter into an agreement with the person.
- (2) An agreement made under subsection (1) may reduce or cancel an administrative penalty, subject to any terms and conditions the Minister considers necessary or desirable.
- (3) An agreement made under subsection (1) must specify when the terms and conditions imposed by the Minister as part of the agreement under subsection (2) must be met.

- (4) If the person with whom the Minister enters into an agreement under subsection (1) fails to meet the terms and conditions imposed by the Minister as part of the agreement under subsection (2) by the date specified in subsection (3), they must pay the administrative penalty
- (a) specified in the notice of administrative penalty served on them; and
 - (b) on the date they failed to meet the terms and conditions imposed by the Minister as part of the agreement under subsection (2).

Appeal of administrative penalty

- 23** (1) A person may appeal an administrative penalty by filing a notice of appeal in the form prescribed by the Deputy Minister of the Department with the Deputy Minister of the Department or Associate Deputy Minister of the Department no more than 30 days after the date the notice of administrative penalty is served on them.
- (2) The Deputy Minister of the Department or Associate Deputy Minister of the Department must decide to revoke, decrease or confirm an administrative penalty no more than 30 business days after the date a notice of appeal is filed regarding the administrative penalty.

Payment of administrative penalty

- 24** (1) Except as provided in subsection (2), a person who is served a notice of administrative penalty must pay the administrative penalty no more than 60 days after the date the notice of administrative penalty is served on them.
- (2) An administrative penalty that is appealed under subsection 23(1) must be paid
- (a) only if the Deputy Minister of the Department or Associate Deputy Minister of the Department decides that the administrative penalty must be paid; and
 - (b) if clause (a) applies, no more than 30 days after the date the Deputy Minister of the Department or Associate Deputy Minister of the Department makes a decision about the appeal.

Failure to pay administrative penalty

- 25** If an administrative penalty is not paid by a person who is served a notice of administrative penalty by the deadlines described in Section 24, the amount of the administrative penalty is a debt due to the Crown in right of Nova Scotia.

Administrative penalty does not relieve person from duty to comply

26 A person must continue to comply with the Act and these regulations after any of the following occurs:

- (a) they are served a notice of administrative penalty;
- (b) they pay an administrative penalty.