

NEWHOMES



The 2020 GTA Home & Reno Show is back and better than ever, providing all of the products and tips you need to make your reno a breeze. The show runs February 14-17 at The International Centre in Mississauga.

Pick up reno advice and inspiration at the Home Show



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Why are you renovating? Are you looking to improve the value of your home, make needed repairs or just increase your enjoyment of your space?

Whatever your renovation goal, you will find information and inspiration at the Home Show, Home Improvement Edition, presented by RE/MAX on Feb. 14-17 at the International Centre in Mississauga.

Kitchen and bathroom renovations provide a good return on investment, which is one reason we are focusing on them in this year's RenoMark exhibit at the Home Show. You can walk through our model kitchen and bathroom and learn useful tips for renovating these important spaces. Pick up a copy of our RenoMark Reno Guide, which will help you understand the renovation process.

As you walk through the show, look for the RenoMark symbol,

which indicates that an exhibitor is a RenoMark renovator who has committed to a renovation-specific code of conduct. Our RenoMark renovators will be happy to answer any questions you may have about your upcoming renovation.

For more home and renovation guidance, take a look at our exciting lineup of speakers on the Main Stage. The BroLaws, brothers-in-law Joey Fletcher and David Kenney, will help you understand the renovation planning process, while real estate investor and educator Scott McGillivray will offer tips on how to make smart renovation decisions for the best possible long-term return. Visit thehomeshows.ca to see the full schedule of speakers.

Sometimes, we change our homes to accommodate our changing lifestyles. The Home Show's Feature Home, Natur-Evo by Bonneville Homes, is designed to grow with the homeowner's needs through modular additions.

If you are thinking of building an addition to a more traditional home, catch the presentation on home additions by an architect and a

RenoMark renovator, taking place on the Main Stage on Sat., Feb. 15.

Planning to tackle some simple repairs on your own? Stop by the DIY Centre. Whether you need to paint a room, caulk the tub or use that power drill safely, our experts Mark Rason, Desta Ostapyk and Jordan Spear can show you how. They will also demonstrate how to build outdoor spring projects, from garden boxes, to benches to decks.

You can bring the whole family to the Home Show, Home Improvement Edition. We'll have lots of activities for the kids, including a "make it & take it" session with a master gardener and a sushi-making demo with a chef. The Home Show is just a week away, so get your tickets at thehomeshows.ca and start planning your visit. See you there!

Dave Wilkes is President and CEO of the Building Industry and Land Development Association (BILD), the voice of the home building, land development and professional renovation industry in the GTA. For the latest industry news and new home data, follow BILD on Twitter, @bildgta, or visit www.bildgta.ca.

Be aware of issues when using a home as an Airbnb



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The pitfalls of renting out your property as an Airbnb in Toronto are growing wider and deeper today. The city's mayor, John Tory, has issued a statement revealing Toronto's current plan of creating a workable balance between allowing residents to earn some additional income through short-term rentals of their property via Airbnb and avoiding any further decrease in long-term rental units.

New regulations require property owners who rent units or rooms through Airbnb to register their rentals with the city and pay a fee of \$50.

In addition, Airbnb home rental participants must pay a one-time licence application fee of \$5,000 plus \$1 for each night's booking. Even single property landlords must pay accommodation tax equaling four percent of short-term rentals equaling fewer than 28 consecutive days.

These rules are mainly targeting property owners who make use of Airbnb to operate a "hotel-model" business using multiple and even numerous properties that could be year-round rental units for people seeking residences in Toronto.

This city is now one of the most costly locations for owning or renting a home, apartment or condo throughout Canada. Residents who simply rent their homes or parts of their residences to visitors on an occasional basis for extra income will not be affected significantly by these new rules.

However, many residential property owners are concerned about negative publicity and neighborhood response to their continued use of Airbnb to offer short-term rentals to Toronto visitors.

Growing numbers of residents who live near houses, apartment units or condos that are currently being rented out through Airbnb are complaining about excess noise, partying and street congestion in their neighborhoods due to large numbers of rowdy visitors.

At times, tour buses arrive at all hours of the day and night to deliver

busloads of tourists to these short-term guest accommodations that are offered as Airbnb home rental units. Some city residents who offer their property for Airbnb rental are also dismayed at the rise in property damage caused by careless renters.

City residents with small children who live in areas with multiple Airbnb rentals are often worried about the safety of their youngsters as well as potential damage to their own homes or personal property.

If you rent your home or part of it, even occasionally, to Toronto visitors through the use of Airbnb, you may be subject to official complaints registered by your neighboring homeowners. You will also be required to comply with all new city regulations relative to Airbnb rentals when renting your property as a Airbnb.

Under current rulings approved by the city council, you can offer short-term rentals in your principal residence for 180 nights or less per year. In addition, as a homeowner, you are permitted to rent no more than three bedrooms throughout the year for 28 consecutive days or less. Landlords cannot list basement units or secondary suites as short-term rentals. These units or suites can only be rented out by tenants who are living there, and only for the allowed 28 days or less.

In January of this year, Toronto officials requested that Airbnb adhere to the city's rules for short-term rentals on a voluntary basis. Airbnb, however, declined this request. This highly successful company with headquarters in San Francisco has an estimated net worth of US\$38 billion.

Just recently, in October 2019, a thorough investigation revealed a scam throughout the U.S. on Airbnb that raised serious questions concerning the company's verification and refund policies and procedures. Airbnb has agreed to verify all of its seven million rental property listings and revise its methods of operation to correct any deficiencies.

Sabine Ghali, Managing Director at Buttonwood Property Management is an entrepreneur at heart who endeavours to help investors create wealth over time in the Greater Toronto Area. Visit her at www.buttonwood.ca