

**MUNICIPAL AND NORTHERN RELATIONS**

**Important Notice to  
All Elected Officials and Chief Administrative Officers**

**Change in Assessment Classification of Short-Term  
Rental Properties**

The classification regulation set under The Municipal Assessment Act describes categories of property class based on type, use, size, and ownership criteria. Starting in 2025, the Department of Municipal and Northern Relations will implement a new policy to reclassify short term rental properties as commercial properties as an initial step as part of a progressive strategy to support municipalities in the regulation of short-term rental accommodations. The Province is currently reviewing options and tools to assist municipalities regulate these properties, with a view to developing an overarching provincial framework. Further details and updates on this work will be provided in future.

As part of this policy, properties classed under “Residential” category that are used for short term transient accommodation for ninety (90) days or less will be reclassified as “Other”, raising their portioned assessment value from 45 per cent to 65 per cent.

As per the regulation, the policy does not affect owner-occupied properties with bed and breakfast facilities, where no more than four (4) rooms are used for transient accommodation.

Property inspections will begin in Spring 2025 and the updated status will appear on assessment rolls for 2026. The revised classification system supports the principles of consistency, equity and fairness in property assessments.

To implement these changes, municipalities are advised to follow these steps when submitting work items for inspection and assessment of short-term rental properties through Manitoba Municipalities Online (MMO):

1. Under Assessment Work, enter the property roll number
2. Select Category: **Maintenance**.
3. Select Document Type: **Memo**.
4. Start each Description with the words: **SHORT TERM RENTAL**.

Detailed instructions for submitting short term rental work items are available in MMO.

For more information and support, please contact [assessment@gov.mb.ca](mailto:assessment@gov.mb.ca).

*Department of Municipal and Northern Relations  
500-800 Portage Avenue, Winnipeg MB R3G 0N4*