Short-Term Rental Registry (STRR) API Agreement

The Application Programming Interface services ("**APIs**") listed on developer.connect.gov.bc.ca allow organizations to query and access data held in various services and registries made available through the BC Registries and Digital Services ("**BCRDS**") platform, in a machine-readable format. This Short-Term Rental Registry ("**STRR**") API Agreement (the "**Agreement**") is a legal agreement between you, the user of the STRR API, and His Majesty the King in right of the Province of British Columbia, as represented by the Minister of Citizens' Services (the "**Province**"), entered into for the purpose of accessing data held in the STRR (the "**Data**") through the STRR API.

The STRR API is available to Connect Account holders that have pre-authorized debit as the payment option, who have also agreed to the Connect Terms (the "**Connect Account Agreement**"), and who have registered as a platform service provider under the *Short-Term Rental Accommodations Act*. In consideration of the Province granting you use of the STRR API, you agree to the following:

1. **Authority and Ability to Accept Terms**

The individual accepting the Agreement on behalf of an entity represents and warrants that they have the authority to do so, and references to "**You**", "**you**", "**Your**" and "**your**" will be conclusively deemed to include the applicable entity.

2. **Responsibility for Users**

You are solely responsible for all individual users (each a "**User**") who access the STRR API on your behalf. You must ensure that all Users comply with this Agreement in relation to their use of the STRR API.

3. **Other Terms**

This Agreement is in addition to the Connect Account Agreement and in addition to the "Terms and conditions of major and medium platform service provider registration" or the "Terms and conditions of minor platform service provider registration," as applicable. Capitalized terms not defined in this Agreement will have the meaning set out in the Connect Account Agreement.

4. **STRR API Keys**

In order to use the STRR API, the Province will first issue you an API key for testing purposes and give you access to the API of a sandbox environment that will allow a limited number of API requests with test data. Once your testing is complete, and upon your request, the Province will issue you an API key to the production API that will allow you to access the production data.

5. **Your Obligations**

You will:

(a)   register as a platform service provider as required under the *Short-Term Rental Accommodations Act*, SBC 2023, c 32, and the regulations promulgated thereunder, and maintain your registration in good standing at all times;

(b)   ensure that you have the correct hardware and software configuration required for the STRR API, assume full responsibility for system testing to ensure the valid operation of the API and report any failures, faults or errors in respect of the API to the Province;

(c)   comply with all applicable laws in relation to your use of the STRR API, including all applicable privacy laws and any applicable provisions on collection, use and disclosure of information under the *Short-Term Rental Accommodations Act*, SBC 2023, c 32, and the regulations promulgated thereunder;

(d)   keep your API keys confidential and not share your API keys with third parties;

(e)   ensure that no third party gains access to and/or uses the STRR API and that no other interference with the STRR API occurs due to your use;

(f)   effect and maintain security measures to prevent unauthorized use of the STRR API;

(g)   notify the Province immediately if you become aware of unauthorized use of either the STRR API or your API keys and, at your cost, take any action which is necessary or which the Province may require to prevent any further unauthorized use occurring;

(h)   take such steps as are necessary to ensure that any User that leaves the entity no longer has access to the STRR API or any API keys; and

(i)   notify the Province when access to the STRR API or API keys are no longer needed.

6.   Fees

No fees are payable per Transaction facilitated using the STRR API under this Agreement.

Other fees in respect of the STRR may be payable under other agreements or applicable laws, and nothing in this Agreement affects, removes or waives any requirement to pay such fees.

7.   License

The Province grants to you a revocable, non-exclusive, non-transferable, limited license to use the STRR API for the purpose of confirming the validation of short-term rental accommodation registration as required by the *Short-Term Rental Accommodations Act*, SBC 2023, c 32, and the regulations promulgated thereunder (the "**License**").

8.   Ownership of STRR API and Data

You acknowledge and agree that the Province is the sole owner of all right, title and interest in and to the STRR API and the Data. Except as expressly permitted in this Agreement, you may not use, reproduce, modify or distribute, or allow any other person to use, reproduce, modify or distribute, any part of the STRR API or the Data in any form whatsoever without the prior written consent of the Province.

9. Access to the STRR API and Acceptable Use

Access to the STRR API is provided to you by the Province for the sole purpose of confirming the validity of short-term rental accommodation registration as required by the *Short-Term Rental Accommodations Act*, SBC 2023, c 32, and the regulations promulgated thereunder. You may not query or access the Data for any other purpose.

You agree that the License does not allow you to, and that you will not:

(a) change, modify or otherwise alter the STRR API or the Data within the STRR API in any manner or modify their link structure;

(b) allow direct or indirect access to the stand-alone STRR APIs or resell, sublicense or redistribute all or any part of the STRR API to any third party, unless that third party has been designated by you as a User under this Agreement;

(c) access or collect Data in a way that deviates from the scope of normal use, using scraping, crawling (crawler, robot, spider or other program) or similar methods;

(d) use the STRR API or the Data in connection with any activities or in any manner that support money laundering or criminal activity or could lead to death, personal injury, property damage or environmental damage;

(e) use the STRR API or the Data to:

    (i) send unsolicited or unauthorized advertising, junk mail or spam;

    (ii) harvest, collect or gather information or data regarding individuals without their consent, other than as necessary for confirming the validity of short-term rental accommodation registration; or

    (iii) engage in any illegal or offensive behaviour;

(f) use the STRR API or the Data for any purpose except as set out in this Agreement; or

(g) use the STRR API or the Data in a way that impacts the stability of the API servers, impacts the use of the API by others, or that interferes or disrupts products or services provided by the Province.

10. Fitness and Purpose

The STRR API is provided to you for the purpose of confirming registrations in the STRR and is intended to be relied upon solely for that purpose. The Province will make best efforts and take all reasonably necessary actions to ensure that the Data in the STRR is fit, accurate, and available as necessary to fulfil this purpose.

11. Statutory Rights and Obligations

Nothing in this Agreement alters, waives, or otherwise abrogates any rights, duties, or obligations of you or the Province under the *Short-Term Rental Accommodations Act*, SBC 2023, c 32 or any regulation promulgated thereunder.

12.   Discretion

Nothing in this Agreement shall be construed to fetter, restrict, or otherwise limit the discretion of the Province in the administration and enforcement of any and all applicable legislation, including the *Short-Term Rental Accommodations Act*, SBC 2023, c 32 or any regulations promulgated thereunder.

13.   Service Availability

The STRR API will be available 24x7 on the Province's website except during downtime for related services and outages, either scheduled or unscheduled, or unforeseen emergencies. Monitoring will occur during standard business hours Monday to Friday (8:30 AM to 16:30 PM) Pacific Standard time.

14.   Limits on Access

The Province may, without direct notice to you, impose and or adjust limits on your access or use of the STRR API in order to, without limitation, maintain the stability of the Province's servers and the behaviour of other applications using the APIs.

15.   Notice of Issues

The Province will use commercially reasonable efforts to publish notifications of issues that may impact the services, including planned outages and release management.

16.   Changes to the STRR API

The Province reserves the right to make changes to the STRR API at any time. The Province may publish notifications of changes and update any documentation related to changes.

17.   Discontinuance of STRR API

The Province may at any time, in its sole discretion, discontinue the STRR API in which case this Agreement will automatically terminate. Before discontinuing the STRR API, the Province will provide you with at least 30 days written notice.

18.   Changes to Agreement

Any alteration or amendment to the terms and conditions of this Agreement must be in writing and duly executed by both parties.

19.   Account Deactivation

The Province may, at any time, in its sole discretion, at its option temporarily or permanently deactivate your access to the STRR API:

(a)   if you or any User fails to comply with any provision of this Agreement;

(b)   as a security measure;

(c)   for administrative purposes; or

(d)   for any other reason in the Province's sole discretion.

The right to access and use the STRR API will automatically terminate upon account deactivation, although all applicable provisions of this Agreement of Use will remain in full force and effect. The Province may, in its sole discretion, restore a deactivated account where the Province is satisfied that the reason for the deactivation has been resolved, in which case you may resume accessing and using the STRR API.

20.   Interpretation

In this Agreement:

(a)   the headings are inserted for convenience only and will not be used in interpreting or construing any provision of this Agreement;

(b)   unless the context requires otherwise, words expressed in the singular include the plural and vice versa; and

(c)   "including" is not intended to be limiting.

21.   General

This Agreement, the applicable provisions of the Connect Account Agreement, and the "Terms and conditions of major and medium platform service provider registration" or the "Terms and conditions of minor platform service provider registration," as applicable, are the entire agreement between you and the Province with respect to the STRR API. If any provision of this Agreement is invalid, illegal or unenforceable, that provision will be severed from this Agreement and all other provisions will remain in full force and effect. This Agreement will be governed by and construed in accordance with the laws of the province of British Columbia and the applicable laws of Canada. By accepting this Agreement, you consent to the exclusive jurisdiction and venue of the courts of British Columbia, sitting in Victoria, for the hearing of any dispute arising from this Agreement and its subject matter.

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22.   Execution

This Agreement may be executed in one or more counterparts, which may be delivered by email with the executed counterpart attached in PDF format. Each counterpart when so executed and delivered will be deemed an original, and all such counterparts will together constitute one and the same document.

IN WITNESS WHEREOF the parties have executed this Agreement as of __ April, 2025

SIGNED on behalf of His Majesty the   )
King in Right of the Province of British   )
Columbia by a duly authorized   )
Representative of the Minister of   )
Citizens' Services   )

)
)
)   _____
                                                                       For the Minister of Citizens' Services

_____
[*LEGAL NAME OF API USER*]

by its authorized signatory:

By: _____