



8 September 2026

Members of the House of Assembly
Parliament House
Tasmania 7000

To all members of the House of Assembly,
Re: Review of Short Stay Accommodation

Over the last five years, Tasmania has lost 1721 whole homes to short stay accommodation. This is a loss of almost one whole home (0.94) each and every day for the last five years.¹

Over the same five years, average rents across Tasmania have increased by an extra \$7000 per annum.² And vacancy rates state-wide are currently extremely low.³

In February 2024, the then Housing Minister Nic Street MP acknowledged the impact of the short stay accommodation sector on the long-term rental market:⁴

There is no doubt that the increasing number of houses on the short stay market has reduced the availability of long-stay rentals, and contributed to higher rents.

This was recently corroborated by a Local Government Association of Tasmania survey which reported that seven local councils comprising approximately 40 per cent of Tasmania's total population "reported that they were either observing housing or amenity impacts or concerned

¹ According to Tasmanian Government data, in 2021 (Q2) there were 1950 whole home short stay accommodation properties. In 2026 (q2) there were 3671. As found at <https://cbos.tas.gov.au/topics/housing/short-and-medium-term-visitor-accommodation> (accessed 9 September 2026).

² Tenants' Union of Tasmania, *Tasmanian Rents* (June Quarter 2021 – June Quarter 2026) As found at <https://assets.tutas.org.au/uploads/2019/11/TasRents-Jun-26.pdf> and <https://assets.tutas.org.au/uploads/2019/11/RDA-Rent-Stats-June-2021.pdf> (accessed 9 September 2026).

³ The vacancy rate is 0.5 per cent in Hobart, 0.8 per cent in Launceston and 0.6 per cent on Tasmania's North-West Coast: SQM Research, 'Vacancy Rates'. As found at <https://sqmresearch.com.au/property/vacancy-rates> (accessed 7 September 2026).

⁴ Adam Holmes, 'Tasmanian Liberals Announce Levy on Short Stay Accommodation Visits over Rental Supply Issues' (online, 17 February 2024) *ABC News* <https://www.abc.net.au/news/2024-02-18/tas-airbnb-levy-announcement-liberals/103480560>

about potential impacts from short stay accommodation”.⁵ Impacts reported by local councils included:

- The loss of established homes from the long-term rental market in Waratah-Wynyard
- Workforce housing pressure on Flinders Island
- Reduced availability of long-term rentals and neighbourhood amenity in Break O’Day.
- Significant use of secondary residences for visitor accommodation that could otherwise provide for residential housing needs in the Huon Valley.
- Potential amenity impacts, including within strata developments, in Kingborough.

Importantly, the survey confirmed that “the concerns are not confined to Hobart, but they are localised and vary across the state”. Worryingly, the survey observed that whilst “the City of Hobart is pursuing a Specific Area Plan supported by detailed strategic, economic and housing analysis... this resource-intensive pathway is not realistically available to many smaller councils that are observing current impacts but cannot fund comparable research, consultants and statutory processes”.

As a matter of urgency, we call on the State Government to review the impact of short stay accommodation on the housing market with the public invited to provide submissions and a final report with recommendations provided.

If you have any queries, or we can be of any further assistance please do not hesitate to contact us.



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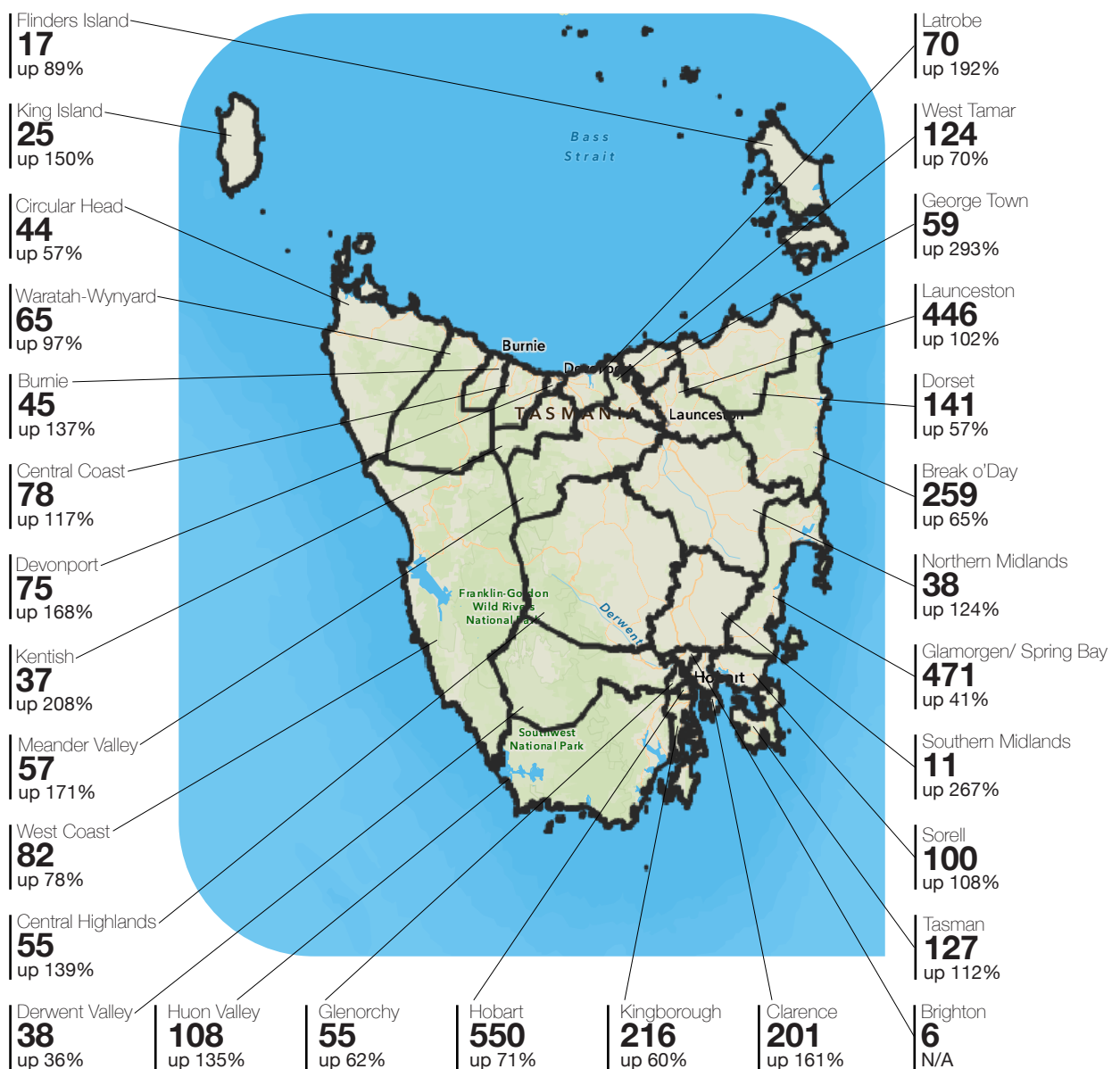


Tania Hunt
CEO
Youth Network of Tasmania

enc: LGAT Briefing Note (August 2026)
Map of Whole Home Short Stay Accommodation in Tasmania

⁵ Local Government Association of Tasmania, *Briefing Note* (August 2026).

Number of whole-home short-stay accommodation in June 2026 by LGA & increase since June 2021 in per cent



Summary: a statewide framework that prevents proportionate local action

Short stay accommodation affects housing markets unevenly, yet the State Planning Provisions establish broadly uniform approval pathways. Current State settings include:

- Exemptions and streamlined approval pathways that make it easier to convert residential dwellings to visitor accommodation than would ordinarily apply to many other forms of land use change.
- Permitted pathways for converting existing dwellings to visitor accommodation in residential zones that prevent local responses.
- A maximum permit application fee of \$250 for specified permitted visitor accommodation applications under regulation 11(3) of the Land Use Planning and Approvals Regulations 2024.

Collectively, State controls make conversion to visitor accommodation comparatively easy while restricting councils' ability to protect residential dwelling supply or recover the actual costs of assessment and compliance.

LGAT has previously identified significant gaps in State data collection, enforcement and council access.

Background: Statewide council evidence

LGAT's recent short stay accommodation survey received responses from 19 councils across urban, regional, rural, coastal and island municipalities. Seven councils reported that they were either observing housing or amenity impacts or concerned about potential impacts from short stay accommodation. These included Flinders, Hobart, Kingborough, Waratah-Wynyard, Break O'Day, Clarence and Huon Valley. The results confirm that concerns are not confined to Hobart, but they are localised and vary across the state.

Reported impacts included:

- The loss of established homes from the long-term rental market in Waratah-Wynyard.
- Workforce housing pressure on Flinders Island.
- Reduced availability of long-term rentals and neighbourhood amenity impacts in Break O'Day.
- Significant use of secondary residences for visitor accommodation that could otherwise provide for residential housing needs in the Huon Valley.
- Potential amenity impacts, including within strata developments, in Kingborough.

The survey also demonstrates that impacts are localised. Several councils reported little current impact, while others identified pressures within particular towns, residential areas or local workforces. Councils commonly nominated staff and financial constraints, insufficient local data, uncertainty about available planning pathways and the complexity of amending an LPS as barriers to action. One small council expressly noted that an LPS amendment would involve expense beyond their means.

The City of Hobart is pursuing a Specific Area Plan supported by detailed strategic, economic and housing analysis. This resource-intensive pathway is not realistically available to many smaller

councils that are observing current impacts but cannot fund comparable research, consultants and statutory processes.

Recommendation

That the Minister for Planning urgently engage with LGAT to develop limited reforms that:

- Remove the \$250 fee cap and allow councils to set cost-reflective application fees¹.
- Establish a simple, affordable and evidence-based mechanism through which a council can activate local visitor accommodation controls without undertaking a full LPS amendment.

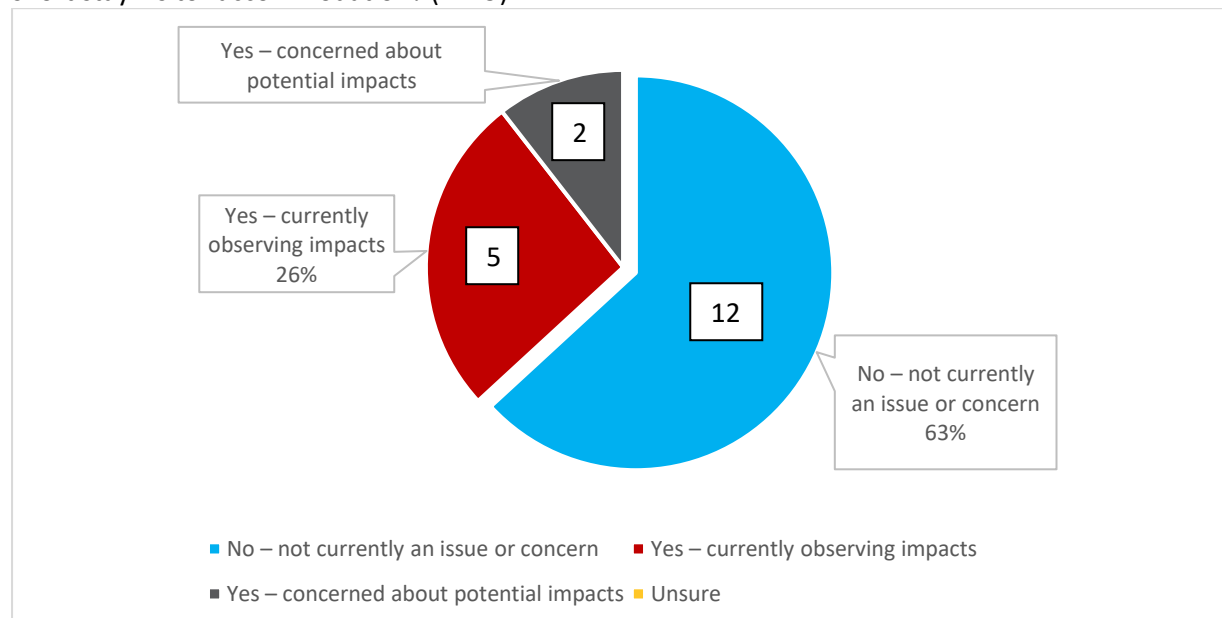
Local housing markets in Tasmania are distorted by uniform statewide restrictions that prioritise short stay accommodation over workforce accommodation, long-term rental availability, neighbourhood amenity and local housing needs. Selective State deregulation is required so councils can respond efficiently to demonstrated local housing and amenity pressures while leaving short stay accommodation unchanged where the effects are neutral or beneficial.

¹ This policy position was endorsed at the LGAT General Meeting on 19 August.

Appendix 1. Short Stay Visitor Accommodation and Housing Availability - LGAT Survey

Figure 1. Housing availability concerns are not confined to Hobart

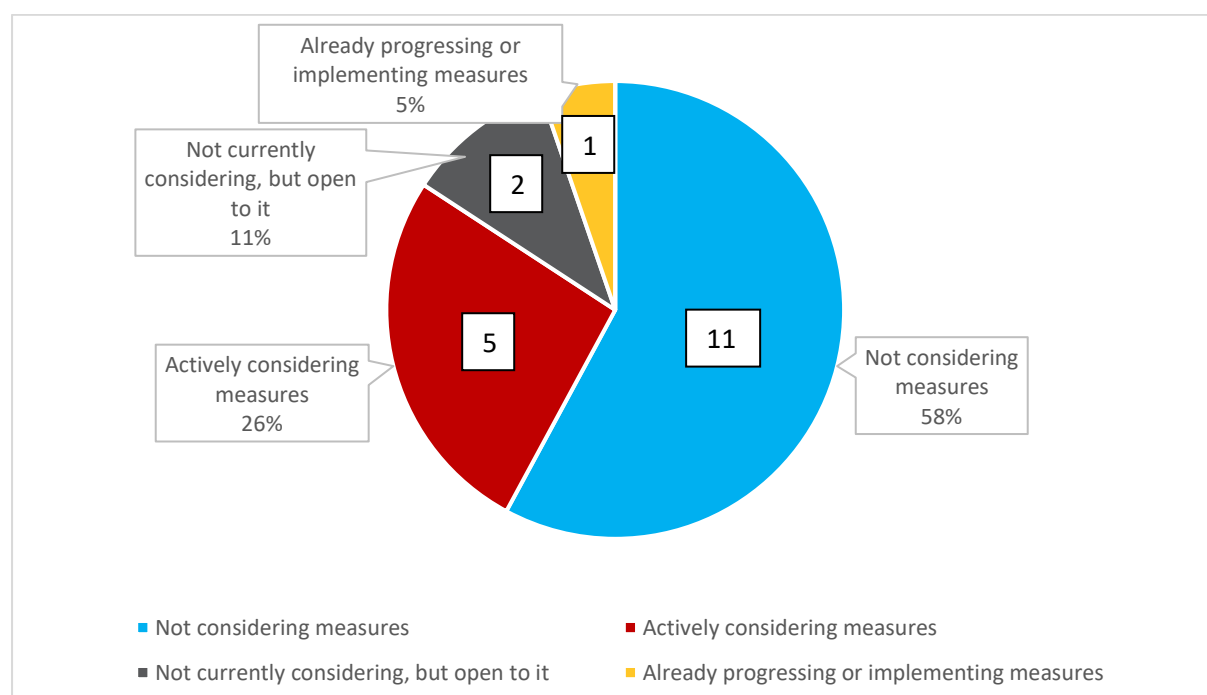
Is your council currently observing, or concerned about, housing availability impacts associated with short stay visitor accommodation? (n=19)



Seven councils across Tasmania reported either current housing impacts or concern about future impacts associated with short stay accommodation. Impacts were identified in coastal, regional, island and metropolitan council areas.

Figure 2. Council response measures – urgency of issue

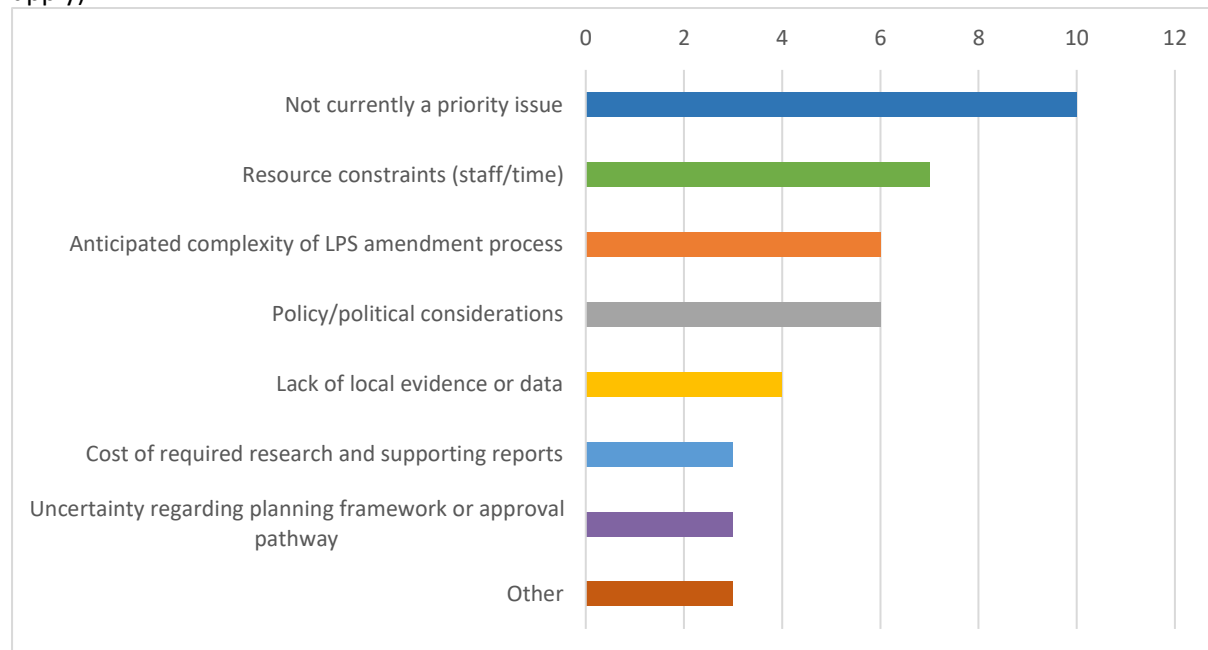
Is your council currently considering, or likely to consider, planning or policy measures to limit or manage short stay visitor accommodation (e.g. the City of Hobart draft LPS amendment)? (n=19)



While only one council reported already implementing measures, five are actively considering measures.

Figure 3. Barriers that can be removed

What are the main barriers preventing your council from progressing measures? (select all that apply)



For councils currently observing impacts and actively considering responses, the State Government could address barriers such as resource constraints, the current complexity of an LPS process, lack of evidence or data, cost of research and reports, and uncertainty regarding the planning framework.