

From: [REDACTED]
To: [Representation](#)
Subject: Proposal to ban short-stay accommodation new whole-home short stay permits
Date: Thursday, 16 July 2026 6:03:53 PM

To whom it may concern

My cottage in Battery Point was purchased by my family 20 years ago with plans for future retirement for my husband and myself to Hobart. Unfortunately, my husband passed away some years ago so as a senior I need to live in Sydney near my family, but Hobart is our second home, and we all visit regularly to enjoy all that Hobart has to offer.

Our cottage will never be offered as a full-term rental as it is our home away from home. By hosting with Airbnb my family can visit regularly, the income helps to cover the hefty taxes and rates, and we get to share our gem with others. I do not see that I am depriving anyone of a home, rather allowing others to come to beautiful Tasmania, stay in a historic cottage, while enjoying the local cafes and restaurants as part of a special holiday experience.

Banning future permits for whole house short stay accommodation will affect people such as myself in situations where the house is used regularly by the family but also shared with others to help cover the land tax, rates and maintenance. Properties offered as short stay accommodation are not left vacant for long periods of time and paying guests help support the local businesses that includes not only the food industry and tourist sites but also cleaners and maintenance people. This must certainly also add a very real benefit to the tourism industry of Tasmania.

The number of properties offered on platforms such as Airbnb is self-regulating as the review system guarantees that only properties of a high standard will be successful and competition also keeps the prices down so that Tasmania can compete with other states for the travellers' dollars.

Competition also keeps the quality of Airbnb properties in Tasmania at a very high level and offers a style of accommodation that is different and, in most cases, an experience more than just accommodation. These properties also provide the opportunity for families or groups to stay together and share common areas in a home environment.

These experiences are what travellers want and if they do not get it in Hobart they will stay elsewhere.

The Hobart council may be better putting more time into doing an audit of the current listings.

Many have permits for properties that are not used for short stay!!! An option may be to go back to the previous situation when, if a property is not used for short stay for a period of 2 years, a new permit must be applied for.

An audit should also be done of the number of listings that advertise their property as entire house but state they are exempt under the house sharing policy.

A quick check of listings in Battery Point bought up 8 to 10 properties where the description is entire house, numerous bedrooms bathrooms and kitchen facilities, no mention of sharing but they are noted as exempt.

These properties are not subject to double rates, or will they be affected by the 5% levy when that comes in. This is unfair for those of us who have applied and received permits correctly and are paying the continual add on costs.

Before banning future whole house permits council should consider doing an audit of exactly how many properties are actively letting and have the correct permits. Find out how many would go back to rentals if not able to use as short stay accommodation.

You have permits in place with rules but from all accounts this is not being policed.

I might also add that the revenue from short stay is not as great as people believe. There are costs of maintaining and services these properties, providing those little extras to make a wonderful stay for guests as well as the work involved with most providing local information and communication.

Ordinary Tasmanians and Australians who invest in property in Hobart and other parts of Tasmania should not be expected to provide social economical accommodation. That is the role of the government and councils and blaming us for short falls in past planning for the future and continuing to add taxes and unreasonable rates is both unfair and discriminatory.

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