

From: [REDACTED]
To: [Representation](#)
Cc: [REDACTED]
Subject: Submission Regarding Proposed Short-Stay Accommodation Restrictions
Date: Friday, 10 July 2026 1:45:03 PM

Dear Hobart City Council,

I am writing as a small short-stay accommodation operator in Hobart to share my concerns about the proposed restrictions on whole-home short-stay accommodation.

I understand that housing affordability and availability are serious issues in Hobart. I live and work here too, and I know many people are finding it difficult. I do not want to dismiss those concerns.

However, I am worried that restricting short-stay accommodation in this way will place a heavy burden on ordinary local people, without necessarily solving the housing problem.

For many of us, short-stay accommodation is not a large corporate business. It is a way to help cover the mortgage, rates, insurance, maintenance and rising living costs. The costs of owning and maintaining a property have increased significantly over the past few years, and this income helps make things manageable.

Short-stay accommodation also supports many other small businesses in Hobart. Guests do not just stay in the property. They visit cafés, restaurants, local shops, markets, tour operators and attractions. Many visitors come to Hobart because they want a more local experience, or because hotels are too expensive, unavailable, or not suitable for their needs.

I have also seen short-stay accommodation used for reasons that are not purely holidays. Guests may be visiting family, attending medical appointments, relocating, coming for work, attending events, or needing temporary accommodation during emergencies or insurance repairs. These stays still matter to the city.

I am concerned that a broad restriction may reduce accommodation options for visitors and make Hobart less flexible as a tourism destination. Hobart is often the entry point for people visiting Tasmania, so any reduction in visitor accommodation can have flow-on effects beyond just one suburb or one council area.

I also do not believe short-stay accommodation should be treated as the main cause of housing affordability issues. Housing supply, construction costs, interest rates, planning delays, population changes and investment conditions all play a role. A short-stay restriction may sound like a simple answer, but I am not convinced it will create the number of long-term rentals people expect.

I would ask Council to consider a more balanced approach rather than a broad ban or heavy restriction. This could include better compliance, clearer rules for bad operators, registration requirements, or targeted controls where there is clear evidence of local impact.

Most small hosts want to do the right thing. We want to provide clean, safe accommodation, support Hobart's visitor economy, and operate responsibly within clear and fair rules.

I respectfully ask Council not to proceed with the proposed restriction in its current form, and to consider the impact it may have on ordinary local owners, small businesses, tourism, and visitors who rely on flexible accommodation options.

Thank you for considering my submission.

Best Regards

Chris Yan