

From: [REDACTED]
To: [Representation](#)
Subject: Short Stay Accommodation
Date: Saturday, 11 July 2026 8:04:53 PM

To whom it may concern

Thank you for the opportunity to provide comments. I write as a long-term Hobart resident and responsible short-stay host who relies on hosting as part of my retirement income. My intention is to present clear, factual points that reflect the real-world impacts of the proposed changes on ordinary Tasmanians.

Hosting is not a discretionary activity for us. It is a financial lifeline that helps us cover our mortgage, support our family, and manage the rising cost of living in our retirement. With travel demand already reduced due to economic pressures, removing or restricting this income stream would make it significantly harder for us — and many others — to make ends meet.

Short-stay hosting also supports the broader Hobart economy. Our guests spend money in local restaurants, cafés, tourism ventures and retail businesses. We employ local cleaners and laundry services. This is direct, grassroots economic activity that benefits small operators who are already under strain.

The recent closure of several Hobart venues is further evidence that the city is hurting. Reducing visitor numbers by removing the often more affordable accommodation option that short-stay hosting provides will only compound this slowdown. Fewer visitors means less spending, fewer jobs, and more pressure on local businesses.

Short-stay accommodation also fills needs that hotels cannot. Hosts regularly provide stays for people attending medical appointments, individuals dealing with emergencies, and visitors during peak-demand periods when hotels are full. Removing this capacity would leave many people without suitable options.

It is important to note that we already pay a short-stay levy, and the Tasmanian Government is implementing an additional tax. Whilst not popular, these are accepted costs of operating responsibly within the existing statewide framework. The proposed changes undermines that framework and creates uncertainty for Tasmanians such as us.

There is no solid evidence that restricting short-stay accommodation improves housing affordability. Cities that have implemented blanket bans — New York, Barcelona, Lisbon — have continued to see rents rise. Locally, our neighbours have told us that our guests are more community-minded than the long-term tenants we previously had, and we suffered significant property damage from renters in the past. As older Hobart residents, we cannot afford those repair bills again.

Hobart is the gateway to Tasmanian tourism. A ban here will not only harm the city — it will reduce visitation and spending across the entire state. The flow-on effects will be felt well beyond the municipality. It is overly simplistic to blame housing pressures on short-stay properties when multiple independent reviews — including federal commentary on foreign investment trends — have highlighted that broader market forces, not hosting, are the primary drivers pushing Australians out of home ownership.

These matters will undoubtedly be considered by the community as we head into the next council election. Residents want balanced, evidence-based policy that supports both housing needs and economic stability.

Councils are responsible for balancing community needs, economic vitality, and sustainable development, including making decisions that directly affect local tourism, housing, and small business ecosystems. Recent ABS and industry data show that apartment approvals in Tasmania have collapsed by more than 40%, with multi-unit approvals at their lowest levels since the COVID lockdowns. This demonstrates a systemic shortage of new housing supply — long before any discussion of short-stay accommodation — and highlights that the real constraint is approvals and serviced land, not hosting.

I respectfully ask that councillors do not progress with this proposal in consideration of the full economic and social impacts of the proposed changes and actually consider the positive benefits that the role short-stay hosting plays in supporting ordinary Tasmanians, local businesses, and the broader tourism ecosystem.

Kind regards, Elizabeth Lamond