

From: [REDACTED]
To: [Representation](#)
Subject: Fwd: Short Stay Accommodation Act 2019
Date: Thursday, 9 July 2026 12:39:32 PM
Attachments: [Short stays proposal by Hobart City Council.docx](#)

On Thu Jul 09 2026 wrote:

----- Original Message -----

Please find attached a submission outlining our views regarding the proposed Short Stay Accommodation amendments.

33 Formal Submission – Objection to Proposed Short-Stay Accommodation Restrictions

For more than a decade, short-stay hosting has played a meaningful role in showcasing Tasmania's rare and fragile beauty. Guests from across Australia and around the world consistently express appreciation for the personal connection offered by local hosts — a welcome far removed from the anonymity of a reception desk and a printed set of instructions. Visitors seek authenticity, warmth and a sense of belonging, and short-stay accommodation provides precisely that.

Experience over many years of travel has shown that hotels, while convenient, cannot replicate the intimate rapport found in hosted accommodation. Short stays create pathways into local communities, histories and hidden places known only to residents. They offer a depth of engagement that enriches the visitor experience and strengthens Tasmania's reputation as a destination defined by character rather than uniformity.

Short-stay accommodation also serves practical needs that hotels are not always able to meet. Hosts regularly support guests travelling for family emergencies, interstate and international sporting events, and other time-sensitive circumstances. Hobart remains the gateway to Tasmania's tourism economy, and short-stay options are essential in ensuring the city can accommodate diverse visitor needs throughout the year.

The suggestion of a blanket ban — or any broad restriction — raises serious concerns. There is currently **no solid evidence** that limiting short-stay accommodation improves housing affordability. Cities such as New York, Barcelona and Lisbon have implemented sweeping bans, yet rents continued to rise regardless. Tasmania already operates under a consistent statewide framework for short-stay accommodation; undermining it risks destabilising both tourism and community livelihoods without delivering meaningful housing outcomes.

Hosting is an economic lifeline for many ordinary Tasmanians. It supports families through rising living costs and provides supplementary income during difficult economic periods. As children grow and leave home, many households find themselves with spare rooms — space that could be used to welcome visitors. It is difficult to understand why any council would prefer these rooms to sit empty when accommodation shortages are widely acknowledged.

Restricting genuine private hosts would not only reduce visitor capacity but also erode the personal, community-based hospitality that distinguishes Tasmania from other destinations. Short-stay hosting strengthens local economies, supports small households, and offers travellers a richer, more meaningful experience of the state.

For these reasons, this submission strongly objects to any amendment that seeks to limit or ban short-stay accommodation. Evidence does not support such measures, and the consequences would be felt across tourism, community wellbeing and household financial stability.

Renato Delfatti

, New Town 7008 TAS

Mobile: