

From: [REDACTED]
To: [Representation](#); [REDACTED]
Cc: [REDACTED]
Subject: Shelter Tas Submission: HCC - Action on Short Stay Accommodation
Date: Thursday, 16 July 2026 3:38:16 PM
Attachments: [HCC Visitor Accommodation SAP Feedback_Final.pdf.pdf](#)

Dear City of Hobart Representative,

Please find attached a submission from Shelter Tas supporting the City of Hobart's proposed amendment in relation to restrictions on Visitor Accommodation within the LGA. Shelter Tas is pleased to lend its support to a measure long advocated for in an endeavour to mitigate the impacts of the proliferation of short stay rental accommodation on the private rental market.

Should you require any further information or support in your advocacy on this issue, please contact Pattie Chugg, CEO Shelter Tas.

Kind regards,

Kim

Kim Bomford (she/her)
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ST50 - Primary



Please note that I work part time (Tuesday – Thursday & Fridays) – for urgent enquiries, please call the Shelter Tas office.

If you require emergency accommodation, please ring Housing Connect on 1800 800 588.

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Acknowledgement statement



Hobart Visitor Accommodation Specific Area Plan: HOB-S11.0

Shelter Tas Submission

16 July 2026



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Shelter Tas acknowledges the Traditional Owners of country throughout lutruwita/Tasmania and their continuing connection to the land, sea and community. We pay our respects to them and their cultures, and to elders past and present.



Shelter Tas welcomes and supports people of diverse genders and sexual orientations.

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Introduction

About Shelter Tas and Our Members

Shelter Tasmania Inc (Shelter Tas) is Tasmania's peak body for housing and homelessness services. We are an independent not-for-profit organisation representing the interests of low to moderate income housing consumers, Specialist Homelessness Services, and Community Housing Providers (CHPs) whom in Tasmania expertly manage over 65% of the total number of social housing dwellings (10,050) across the state.

Shelter Tas is also connected to a range of related peaks and advisory bodies both nationally and locally, including the Greater Hobart Homeless Alliance, National Shelter, Homelessness Australia and the Community Housing Industry Association, now known as Australian Community Housing (ACH).

We provide trusted and evidence-based advocacy embedded in the expertise of the housing and homelessness sector and ensure that the Tasmanian perspective is represented.

Through our advocacy and established knowledge, we contribute to sector improvements and advocate for a better housing system that focuses on the needs of Tasmanians who are experiencing, or at risk of, homelessness, and facing rental hardship.

We provide an independent voice on housing rights and a link between governments, the sector, key stakeholders and the community through advocacy, consultation, research and policy advice. We work towards a fairer and more just housing system. Our vision is to have: ***Affordable, appropriate, safe and secure housing for all and an end to homelessness.***

As such Shelter Tas are pleased to provide a brief submission into the City of Hobart's recently announced consultation process on the draft amendment relating to limits on Visitor Accommodation. We have included links to key inputs for additional reference:

1. [Shelter Tas Budget Priority Statement 26-27](#)
2. [Monitoring the Impact of Short Term Rentals on Tasmanian Housing Markets \(5th Update\)](#)
3. [Short Stay Levy Bill 2025 Consultation](#)
4. [Shelter Tas Submission – City of Hobart: Housing Action Plan](#)

Context for Submission

On 10 June 2026 the Hobart City Council unanimously resolved that the draft amendment *PSA-25-3 to include HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan in the Tasmanian Planning Scheme - Hobart Local Provisions Schedule ('LPS')* be certified and exhibited in accordance with the Land Use Planning and Approvals Act 1993. This resolution triggered the subsequent call for submissions to which Shelter Tas is now responding.

Shelter Tas understands that the City of Hobart's draft amendment to its LPS seeks to restrict the use of whole dwellings for Visitor Accommodation within the Inner Residential, General



Residential and Low-Density Residential Zones. Shelter Tas notes that this does not apply to use of a part of a person's primary residence or a secondary residence for Visitor Accommodation, which will continue to be permitted under existing exemptions in the State Planning Provisions. We also note that it allows Visitor Accommodation where it arises as part of a new development in residential zones, but that this is subject to caveats around numbers and net loss of dwellings.

This is an amendment which responds to the unique and local conditions present in the Hobart Local Government Area (LGA), an initiative that Shelter Tas has advocated for in many representations relating to the urgent need to reduce the impact of short stay accommodation on the private rental market.

Shelter Tas is pleased to be able to offer strong support for the City of Hobart in drafting this amendment in which the primary purpose is to limit the impact of new Visitor Accommodation use on the availability and affordability of housing for long-term residents in the city.

Supporting Action: Hobart Visitor Accommodation

Rental Environment in Tasmania

The housing landscape across Tasmania is changing dramatically. In an environment where home ownership continues to be out of reach for many - and particularly those on low to moderate incomes - renting has become the only option for a large cohort of the population. Rental accommodation, including the private market and social housing, provides a home to more people in Tasmania than ever before. The rental market houses just over 29% (68,000 households out of 232,000 comprising approximately 5,200 in public housing, 10,500 in community housing and more than 50,000 in private rentals)¹ of Tasmania's population.

Clearly the rental situation across Tasmania continues to create significant problems for renters and the City of Hobart is becoming increasingly impacted. According to the June 2026 report produced by Domain Research, Hobart is experiencing continued increases to the average market rent for house and unit dwellings. Average house rents in Hobart increased by 0.8% (\$5) over the June 2026 quarter to a record \$625 per week, extending growth to seven consecutive quarters. Of further concern, average unit rents rose by 4.0% (\$20) over the same quarter to a record \$520 per week. Hobart is also experiencing persistently low vacancy rates of just 0.4%². The combination of these factors creates a rental market where those on the lowest incomes are at highest risk of not being able to find or maintain rental accommodation.

¹ Shelter Tas, "Rentals in Tasmania," Accessed June 11, 2026, <https://sheltertass.org.au/renting-in-tasmania-2/>

² <https://www.domain.com.au/research/rental-report/june-2026/>



As a direct result of the rising cost of renting together with the unprecedented lack of availability in both the private market and social housing, Tasmania is seeing a significant rise in the number of applicants on the Tasmanian Housing Register.

The number of social housing applications stands at 5,577 as at end May 2026. Noting that this represents expressed demand³ only, the true number of individuals waiting for secure housing is likely to far exceed these figures. 'Priority' applicants are waiting an average of 89.6 weeks to be housed with those classified as 'General' applicants unlikely to be housed at all.

Impact of Short Stay Accommodation

Not only has Hobart been one of the least affordable capital cities for renters in Australia for the previous six years, but it also has the highest density of Short Term Rentals (STR's) or 'Visitor Accommodation'. Shelter Tas acknowledges that the City of Hobart has a commitment to managing the impacts of STR's on the long term private rental market and we encourage continued efforts in this area.

The ***Monitoring the Impact of Short-Term Rentals (STRs) on Tasmanian Housing Markets Report*** referenced by the City of Hobart in support of its amendment is an ongoing research project commissioned by Shelter Tas and co-produced by Emeritus Professor Peter Phibbs. This report has provided longitudinal evidence and trends since 2022 on Tasmania's STR market and its impact on the overall Tasmanian rental market.

This research shows that STRs are increasing across all regions of Tasmania. In Greater Hobart there has been a 20% increase in the last 12 months alone. This burgeoning number has proven, long-term negative impacts on the availability of private rental dwellings, which in turn increases the cost of renting privately. The impacts not only affect Tasmanians who rely solely on income support but also local workers, particularly in regional areas and in areas where essential workers are desperately needed.

Our evidence-based research validates concerns regarding the impact of STR accommodation on the private rental market. When rental homes are diverted to short-stay, even slight changes in the number of available properties for rent can mean critical changes in the vacancy rate. This pushes rental prices up and increases competition for the remaining long-term rentals. Importantly the government has previously acknowledged these impacts when outlining the need for a levy on STR's. Government stated at the time that:

"....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."

In recognition of this important research, and governments' acknowledgement of the impacts of a growing STR market, Shelter Tas has:

- unreservedly supported the recent introduction of the Short Stay Levy; and

³ Expressed demand means number of eligible, active applicants who have formally registered for housing by applying for housing. It represents the measurable and documented pool of people actively seeking housing.



- provided recommendations relating to the management of STR's to the City of Hobart's recent Housing Action Plan, and
- continued its advocacy work across multiple Submissions to government.

If we are unable to take the appropriate measures to deliver an affordable and accessible private rental market for Tasmanians, the economic and social consequences are potentially significant. Steps to curb an unrestrained Visitor Accommodation market in the City of Hobart will improve opportunities to attract and retain staff across our essential industries and to provide secure homes for our increasing number of long-term renters.

Conclusion

In short, policy levers must be utilised to urgently reverse the drift of long term private rental homes to STRs across Tasmania. This will help in addressing the chronic lack of available rental properties. Shelter Tas' consistent recommendations in relation to managing the impact of STR's are listed below. Shelter Tas are pleased to see that the City of Hobart is taking action to implement **Recommendation 3** in its own Council precinct and fully support the proposed amendment: *PSA-25-3 to include HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan in the Tasmanian Planning Scheme - Hobart Local Provisions Schedule ('LPS')*.

Recommendation 1: *Implement the previously announced levy on STRs and direct revenue into the provision of additional social and affordable housing.*

Recommendation 2: *Review the regulation of STR, so that the permit system delivers sufficient funds to ensure monitoring and compliance with permits and exemptions. Review best practice regulation for STR as developed in other jurisdictions, including fees and time limits.*

Recommendation 3: *Empower local councils to manage and limit the use of entire homes for STRs where there is a shortfall of homes for residents and essential workers.*

Recommendation 4: *Create a data matching system monitoring the number of dwellings currently available as STR that were previously available in the long-term rental market (CBOS).*

Recommendation 5: *MyBond to report monthly on total bond lodgements by LGA and/or region, so the size of the long-term rental market can be monitored.*

As always, we welcome the opportunity to participate in consultative opportunities related to our sector and to the broader housing landscape, to ensure that our members and the Tasmanian community to whom we are ultimately accountable are well represented.

For more information about this submission, please contact:

Pattie Chugg

Chief Executive Officer, Shelter Tasmania

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Shelter Tas is the peak body for housing and homelessness services in Tasmania. We represent the interests of low to moderate income housing consumers, Community Housing Providers and Specialist Homelessness Services (crisis and emergency shelters) across Tasmania. All Tasmania's funded homelessness services and community housing providers are members of Shelter Tas.



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