

From: [REDACTED]
To: [Representation](#)
Subject: Fwd: Hobart may ban new short stay listings
Date: Thursday, 9 July 2026 9:18:11 AM

I'm an active Airbnb host offering only a room in our house on Airbnb in the spirit of which it was founded.

I'm writing as suggested below (Airbnb writing to hosts), to let you know I fully support moves to stop residential rentals moving to short term rentals.

A global trend that is I suspect, adding to the economic divide between the wealthy and poor as the wealthy turn their real estate investments into hotels for other wealthy people driving a greater wedge between them and the poor (strugglers, or battlers as we like to call them in Australia).

So yes, put a cap on it.

From: Airbnb
Sent: 9 July 2026 8:04:11 am AEST
To: [REDACTED]
Subject: Hobart may ban new short stay listings



Hi Bernd,

Hobart City Council is consulting on a proposal to ban short-stay accommodation and we need your help.

Their proposal, if passed, would block new whole-home short stay permits for a large majority of homes across the Local Government Area.

What this means

While this proposal doesn't directly affect existing short stay permit holders, it could impact how you host in the future.

That's because Hobart City Council continues to move the goal posts for short stay hosts through actions like higher rates and additional restrictions.

The proposal would diminish the ability of everyday people to share their homes, amid rising living costs and would impact tourism and the visitor economy. It also undermines the consistent statewide approach to short stay accommodation established by the *Short Stay Accommodation Act 2019*.

What you can do

You need to make your voice heard through a submission to Hobart City Council by 16 July.

We don't think the evidence stacks up for a short-stay ban, and we don't think it should go unchallenged.

Email representation@hobartcity.com.au

Consultation closes on 16 July 2026 at 11:59pm.

The most powerful submissions from hosts are those that are personal - tell Council in your own words what hosting means to you: how it helps you cover the mortgage, support your family, or simply make ends meet in a cost of living crisis.

If you want a starting point, here's what we think matters most in a submission:

- Hosting is an economic lifeline for ordinary Tasmanians, not just tourism operators - many hosts rely on this income to keep up during tough economic times.
- Short stay accommodation fills a need hotels can't.

Hosts across Hobart provide stays for medical needs, insurance displacement, family emergencies, and event surge capacity.

- Hobart is the tourism gateway for Tasmania. This ban not only hurt Hobart but it will also hurt tourism across the state.
- There's no solid evidence that restricting short stay improves housing affordability - cities that have tried blanket bans (New York, Barcelona, Lisbon) saw rents keep rising anyway.
- Tasmania already has an established and consistent statewide short stay framework - this amendment undermines it.

For more information on what makes a compelling submission, please visit your [host club page](#).

This is the moment to act - not after the next council decides to go further.

Thanks,
The Airbnb team



Airbnb Ireland UC
8 Hanover Quay
Dublin 2, Ireland