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The Hon Rosemary Armitage MLC
Chair
Legislative Council Select Committee
Short Stay Accommodation in Tasmania
By Email: ssa@parliament.tas.gov.au

Dear Ms Armitage

Please find attached the Tasmanian Government's response to the Legislative Council Select Committee Report on Short Stay Accommodation in Tasmania.

I would like to take this opportunity to thank the Select Committee for its detailed report and considered recommendations.

Yours sincerely

Hon Roger Jaensch MP
Minister for Housing
Minister for Planning

Copy to: Mr David Pearce
Clerk
Legislative Council
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Government response to the Legislative Council Select Committee Report on Short Stay Accommodation in Tasmania

Recommendation	Government response	Comment
1. An urgent review of safety standards for short term accommodation be undertaken to mitigate risks and address inconsistencies between provider types.	Support	The Director of Building Control will review the Director's Determination – Short or Medium Term Visitor Accommodation during 2020.
2. The State Government goes further than the requirements in the <i>Short Stay Accommodation Act 2019</i> and develops comprehensive data collection and analysis programs, covering both short stay accommodation and the private housing market, to underpin policy and resourcing responses in relation to housing supply and demand.	Support in principle	The Government currently collects data and will continue to develop its data collection and analysis program. For example: the analysis of future housing demand being undertaken by the University of Tasmania as part of AHAP2.
3. For properties other than a principal place of residence, local government authorities be provided with discretionary powers to issue permits regarding short stay accommodation.	Support in principle	Under the Current interim planning schemes and the new Tasmanian Planning Scheme, planning authorities have the discretion to seek amendments to the planning rules for short-stay accommodation where there is a valid planning reason to justify the variation.
4. Local government authorities determine the frequency and rate of permit fees for short stay accommodation.	Not supported	Planning permits are generally issued in perpetuity. The fee is only charged once and not levied annually. The only fee that is capped is the fee applied to a permitted change of use in residential zones, councils have discretion in regard to other fees. Any changes to the current system would only be considered on the basis of evidence, including data that is being collected under the <i>Short Stay Accommodation Act 2019</i> .
5. Short term rental of a person's principal place of residence be exempt from obtaining a short stay accommodation permit but be required to be registered with the local government authority for data collection purposes.	Not supported	The Government's existing data collection program includes the collection of data related to listings on platforms that are exempt from planning permits. The Government does not support registering home sharing that has been deemed to be exempt from planning permits.
6. Short stay accommodation providers be required to have appropriate levels of public liability insurance.	Support	The Government supports short-stay accommodation providers having appropriate insurance. The various booking platforms require accommodation providers to have insurance. The Government will seek legal advice regarding the need for a regulatory requirement for public liability insurance.

