

**Julie Thompson**

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**From:** Karmen Davis <karmenr87@gmail.com>  
**Sent:** Wednesday, 1 August 2018 10:16 AM  
**To:** SSA  
**Subject:** Submission: Inquiry into Short Stay Accommodation in Tasmania.

Dear Secretary,

Please accept this as a formal submission to the Inquiry into Short Stay Accommodation in Tasmania.

I want to reiterate my support for Tasmania's home sharing laws as they currently stand. As an Airbnb host I believe in protecting the right of people to share their houses and apartments across Tasmania in a responsible and respectful way, without extreme regulations like caps and costly registration processes.

Why do I host with Airbnb?

I am originally from Europe (Estonia). I always loved travelling. My journey brought me to Tasmania where I only did not fall in love with my husband John (born and bred in North East Tasmania), but also this beautiful part of the world I call home now.

So deciding to open our spare bedroom up for people travelling by was not hard for us. We love to meet new people and help them to discover this beautiful island. I have always opened my home to friends and relatives so hosting is not a issue for me either.

Withing 24 months we have done it we have met some wonderful people. Also we have traveled around using Air BNB.

I understand opening your home to strangers is not for everyone and surely it is not seen as a big income generator (it only covers our costs for extra utilities, washing, bedding etc).

Using other peoples houses as accommodation option is definitely not for everyone, but for people who like to meet and see Tasmania's local it is wonderful opportunity.

Addressing the terms of reference:

--The impact of short stay accommodation on the tourism sector and local economy is positive--

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses outside the traditional tourist hot-spots get a boost from local tourism. According to a recent Deloitte Access Economics Report, Airbnb guests are now a significant driver of the tourism economy, with a total contribution to Tasmania's GSP of \$55 million in 2015-16, supporting over 599 jobs in addition to the activities of hosts. In one year, guests using Airbnb spent \$86 million in Tasmania.

--Tasmania's laws compared to other jurisdictions--

The planning frameworks in both South Australia and New South Wales are model frameworks. A planning framework including restrictive and lower caps would have a negative impact on home sharing. A registration or licensing system such as fees to share your own home would have a negative impact. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive.

Currently, in Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only. To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the Tasmanian Government to follow the lead of South Australia and New South Wales, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Karmen Davis