

Reining in Short Stay

The Greens will put an immediate stop to new whole-home short stay rentals like Airbnb, and phase out existing listings in residential areas.

The proliferation of short stay accommodation has caused significant housing pressures across the State.¹ It is estimated that Hobart has a short stay density of 12%, the greatest proportion of any capital city in Australia, and one of the highest globally.²

Regionally, the proliferation of short stay has affected the rental market and the capacity of business to attract the workers it needs to operate.

As of March 2023, there were 4255 dwellings in Tasmania given over entirely to short stay accommodation. This represents a 20.8 per cent annual rise, and 5.2 per cent quarterly rise. For every 100 private rentals on the market, 9.2 are reserved for short stay.³

A December 2022 report by Shelter Tasmania found that 67 per cent of short stay dwellings in Launceston, and 47 per cent in Hobart, were formerly long-term rentals.⁴

The Greens have a plan to rein in short stay rentals like Airbnb.

Budget (\$m)

Year 1	Year 2	Year 3	Year 4	Total
1.00	1.00	1.00	1.00	4.00

¹ Institute for the Study of Social Change, [Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform](#), University of tasmania, 2019.

² Glaetzer, [New push to limit Airbnb permits in Hobart as data reveals the high density of short-stay properties in the capital](#), The Mercury, 2020.

Our Plan

- Change planning rules to prohibit the issuing of new permits for whole-home listings in residential zones.
- Make permits discretionary for non-residential zones, to accommodate traditional short stay businesses, and give councils discretion to protect the rental market.
- Ensure permits for whole-home listings expire after four years.
- Offer existing permit holders for whole home short stay properties a one year exemption on land tax for their property, if they surrender their permit before the four years expire and convert their property to a traditional rental.

Who Won't be Affected

- Traditional short stay business owners.
- People who list a room in their home, or their principal place of residence while they are temporarily absent.

FIND ALL OUR POLICIES: tasgreensmps.org/policy/

³ Kempton, H, [Real Estate Institute of Australia short-stay report released](#), *The Advocate*, September 2023.

⁴ Shelter Tasmania, [New research shows continued impact of short-stay accommodation on Tasmanian renters](#), December 2022.