

Accommodation Sharing

Supporting Tasmania's Visitor Economy

We are a Government that is open to new ideas and new opportunities... My Government's choice is to embrace the change, to manage the challenges it presents, but seize the opportunities too.

The Hon Will Hodgman MP,
CEDA October 2015

If you plan to participate in the sharing economy by renting your home, shack or investment property (such as through AirBnB) this policy, which will take effect Statewide from the 1st of July 2017, applies to you.

This policy does not apply if you do not charge a fee for the use of your property. The definition of visitor accommodation does not include the use of your property by you or by your friends unless they are paying for it.

The Tasmanian Government's approach to Accommodation Sharing is outlined in the table below:

Does this apply to me?

Type of Property	My own home with up to four bookable rooms.	My own home with more than four bookable rooms and Investment properties or shacks less than 300m ² .	Investment properties over 300m ² .
Requirements	No permit required and you are free to list your own home.	Permitted Use	Approval required.
What's next	No further steps are required.	Lodge the new simple standard form with your local council.	Apply to your local council.
What is involved	In all cases check with your insurance company that you have adequate cover.	You complete the form including a self-assessment declaring that your property meets the minimum safety standards (see over) and the council issues a permit.	Building and planning requirements will be necessary.

FAQs

- *Can I renovate or build for the sharing economy?* Yes, but you will need to follow normal planning and building procedures. Talk to your local council. The table above then applies.
- *I have an apartment; can I participate in the sharing economy?* Yes, provided you comply with any additional requirements from the body corporate. The table above then applies.
- *I have a granny flat; can I participate in the sharing economy?* Yes, granny flats are considered part of the house (even though they may be under or out the back) if they are connected to the same services as the house. The table above then applies.
- *Do I need insurance?* You should consult with your insurance provider to ensure appropriate coverage.

Accommodation Sharing

The Hodgman Government is acting to support the continued growth in the tourism and hospitality sector by embracing the sharing economy.

The proposed minimum standards require a self-assessment for home and investment property owners to submit to council as part of the registration process. Self-assessment is based on:

- **Occupancy levels**
Some houses have an occupancy certificate that states the maximum number of people that can stay in your house at any one time. If you have an occupancy certificate you will need to ensure you do not have more visitors than you are allowed.
- **Plumbing and Toilets**
Must either be connected to a reticulated sewerage system or have an appropriate on-site wastewater management system (Oswms) (such as a septic tank or other approved system). Where the building is connected to an on-site wastewater management system then the occupancy is limited to the number of occupants specified as the design capacity of that system. Oswms are to be maintained in accordance with the Plumbing Permit and manufacturer's instructions.
- **Fire Safety**
Fire Safety features must be maintained in accordance with the approved essential maintenance schedule, or where no schedule is required in accordance with manufacturer's instructions. This may include:
 - Hardwired smoke alarms, which are interconnected where there is more than one alarm; or a smoke alarm with a sealed 10-year battery;
 - Placement of smoke alarms as per the National Construction Code;
 - Exits within multistorey buildings are to be clearly marked and mapped for the visitor.
- In addition to the above in some zones, councils might require additional measures such as adequate off-street car parking, bushfire planning, and heritage provisions.

Some Scenarios

Jenny has a council approved granny flat with three bedrooms in the backyard of the home she lives in. Jenny does not need to take any other steps with government or council – she can list her accommodation.

Tony and Emma live in a six bedroom house and they and their children use two of the bedrooms. They want to let out the other four rooms. No other steps to take – they can list their four spare bedrooms.

James has a shack on the East Coast that he stays in with his family. His friends use it from time to time. James would like to use the shack as accommodation when he is not staying in it. James self-assesses his property and if suitable he declares that it meets the minimum standards, he lodges the simplified form with the council and they issue him with a permit.

Brian has a three bedroom apartment in town as an investment property. Brian has checked with the body corporate for his building to allow for visitor accommodation as part of the sharing economy. Brian has off-street parking. As a permitted use, Brian simply lodges the simplified form declaring that it meets minimum standards with the council and they issue him with a permit.

Brad and Penny leave their home for a few months every year to travel interstate. When they are away they would like to use their four bedroom home as visitor accommodation. No other steps to take – they can list their home.

Mary owns a large, eight bedroom 350m² home in a local suburb where she previously lived with her large family. Mary would like to use this as a guest house. Mary will need to apply to her local council for approval to operate visitor accommodation.