



RESPONSE TO PETITION

Petition No. 139 of 2026

House of Assembly

This petition of the undersigned citizens of Tasmania draws to the attention of the House that:

The petitioners oppose the Short Stay Levy Bill 2025.

The proposed levy threatens the livelihoods of Tasmanian STRA operators, undermines the visitor economy and risks unintended economic consequences.

While described as a 5% charge, the levy will increase the cost of visiting Tasmania once combined with existing-fees. This will reduce affordability, demand and weaken Tasmania's competitiveness against destinations without levies.

The proposal reflects a misunderstanding of accommodation pricing, which is dynamic and demand-driven, with costs often absorbed by owners.

Tasmanians will be disproportionately affected, including households renting a room in their home to manage rising living costs.

Regional communities will also be impacted, where tourism supports approximately one in six jobs.

STRA is relied upon by contractors delivering major infrastructure projects. The levy will increase accommodation-related construction costs, ultimately borne by taxpayers.

Tasmania remains the only Australian state not to opt in to the Federal Government's Help to Buy Scheme, raising concerns about the government's housing policy.

International booking platforms will benefit by collecting the levy, earning commission on the tax while paying minimal local tax.

The proposal has been developed without meaningful consultation with the national peak body for STRA, Short Term Accommodation Association Australia (STAAA).

Your petitioners, request the House to :

- Oppose the Short Stay Levy Bill 2025
- Refrain from introducing new levies/taxes
- Call on the Government to develop evidence-based, fair, proportionate policy supporting housing, tourism and small-businesses

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The Government's state-wide short stay regulatory policy has played an important role in enabling and supporting the growth of our visitor economy, while respecting the right of Tasmanians to earn income from their properties.

Alongside this reform, there is evidence that the increasing number of houses on the short stay market has had some impact on the housing market, with houses that may have otherwise been available for long term rental being used for short stay.

The Government is a strong supporter of the rights of Tasmanians to use their homes to generate income through either short or long stay rental, and has no intention of curtailing that right with policies such as arbitrary and unfair caps.

Instead, the Government committed during the 2024 election to introduce a 5 per cent levy on short stay accommodation.

The primary purpose of the Short Stay Levy is to raise revenue to support first home buyers. However, the levy may also result in making more housing available for long term rental.

Following extensive public consultation, including with the tourism sector, the Short Stay Levy Bill was tabled in the House of Assembly on 16 April 2026.

The Bill introduced a 5 per cent levy on the total booking fee for short stay accommodation in Tasmania booked through a booking platform provider, where the stay is for less than 28 consecutive days, exclusive of the day that the person vacates the property.

The Government also aimed to strike an appropriate balance in defining the accommodation types subject to the levy. Excluded accommodation includes hotels, motels and inns, caravan parks, hostels and similar premises, bed and breakfasts, and specialist accommodation such as hospitals, aged care, student housing, emergency accommodation and employee accommodation.

Importantly, the policy intent is that the levy is ultimately paid by the guest.

The Bill was debated in early May 2026, passing the House on 7 May 2026.

The Bill is inclusive of changes made by the Government in response to feedback received through consultation:

- Excludes short stay accommodation in a dwelling that is also usually occupied by the owner. This means that if a homeowner rents out a spare bedroom for short stays in their home, that booking will not be subject to the levy.
- The levy will only apply to bookings made through a booking platform provider. Direct bookings with accommodation providers will not be subject to the levy.
- The levy will start no earlier than 1 January 2027.

It also includes amendments to the Bill that passed the House:

- Requirements for the Minister to Table in both Houses a “statement that specifies the reasons for the exemption, and the intended scope of the exemption” when a new exemption is provided for; and
- An additional exemption for farm-stay properties.



The Hon Eric Abetz MP

Treasurer

19th May 2026