

Short Stay Letting or Home Hosted Accommodation Local Law - Annual Renewal and Fees

On 21 October 2021, Noosa Council adopted a new local law for short stay letting and home hosted accommodation, which commenced in February 2022.

When Council adopted the local law, they resolved:

- To waive the application fee for properties who lodged an application before 30th June 2022, and
- Undertake a review of the local law after 12 months and further review the funding structure, including annual renewal fees.

To date, over 2600 properties have made an application under the local law, including many onsite managed resorts and unit complexes.

Unlike other property management / letting businesses, on-site managers were only required to make a single application for all properties within their letting pool, with the majority of these applications made during the fee waiver period.

Who requires approval and what is the renewal process?

The local law requires all short stay let or home hosted accommodation properties to obtain an approval under the local law, unless the property is identified as exempt.

The approval commences on the date the approval is granted and expires on the next 30th day of June. To continue to operate, all approvals require renewal every 30th June.

Annual renewals were automatically issued on 30th June 2022, with no fee being required.

Following 12 months of operation, a review was conducted, and on the 16th March 2023 the Council implemented a funding structure, including annual renewal fees, commencing 30th June 2023.

Annual Renewal invoices have now been sent to all short stay let and home hosted accommodation approval holders. Once payment has been received, an approval renewal notice will be issued for another 12-month period until 30th June 2024. Invoices will continue to be issued annually after the 30th June each year.

Both the application and annual renewal fees are based on a cost recovery for service model to implement the regulation of the Local Law.

It is important to note that if payment for the short stay renewal is not made by the due date, then your approval will not be renewed and will be cancelled. Should you continue conducting short stay letting without an approval, further compliance action may be taken and you may have to reapply with an application fee required.

Which properties are exempt from the local law and why?

The primary purpose of the local law is to manage the potential impacts of short stay letting or home hosted accommodation on the residential amenity of permanent residents.

Certain properties are exempt from requiring local law approval. These properties are those within the Hastings Street Mixed Use Precinct where the purpose of the area is for visitor accommodation, not permanent residents. Other properties exempt from the local law are those that have been approved for visitor accommodation and exclude permanent residents and / or are identified in Noosa Plan 2020 for visitor accommodation only.

These properties include:

- lot 1 on SP286680, 215 David Low Way, Peregian Beach
- SP190823 and SP151409, 3-5 Morwong Drive, Noosa Heads, (Viridian Noosa Resort)
- lot 10 and lot 11 on SP195871, 3-7 Serenity Close, Noosa Heads (Settlers Cove resort site)
- lot 203 on SP267424 and lot 3 on SP126203, 94 or 142 Noosa Drive, Noosa Heads (RACV Resort and adjoining land)
- GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort)
- SP115731, 3 Hilton Terrace, Tewantin (Noosa Lakes Resort)
- lot 2 on RP135678, 1 Beach Road, Noosa North Shore
- lot 2 on SP186169, 30 Beach Road, Noosa North Shore
- lot 500 on SP215779 and lot 500 on SP186174 and any of the Beach Road Holiday Homes, 90 Beach Road, Noosa North Shore
- lot 2 on RP865533, 2 Halse Lane, Noosa Heads (Halse Lodge)
- lot 4 on SP178340, 61 Noosa Springs Drive, Noosa Heads

All other properties operating short-term accommodation or home hosted accommodation, whether they are within a resort complex with onsite management or not, are located where there is a capacity for a mix of visitors and permanent residents and require a local law approval to manage the potential impacts on permanent residents.

Why aren't apartment complexes with on-site management / rights to operate an on-site letting business exempt?

Other than the properties identified as exempt above, all other apartment complexes, whether they have an on-site management / letting business or not, allow for permanent occupancy by residents. Whilst some complexes have high levels of short-term accommodation, many have up to 50% permanent occupancy. The use of dwellings for short term accommodation in those complexes has the potential to impact on the residential amenities of permanent residents.

Whilst many complexes with on-site management / letting business reside overnight, many do not reside overnight relying on security call outs to deal with complaints after hours.

Many short-term accommodation properties within complexes with on-site management are not managed by the on-site letting pool, instead choosing an off-site letting agent or to self-manage. On-site managers are only responsible for properties within their letting pool.

The Local Law's code of conduct relates to guest behavior and does not overlap with the BCCM accommodation module's code of conduct which relates to good business practices. Residential Letting licensing also covers different matters not dealt with by the Local Law.

The Local Law provides a level playing field within on-site managed complexes requiring all short stay let properties to operate under the same local law requirements, whether or not they choose to be managed by the on-site letting pool.

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