

## Did you know?

All providers of Short-Term Rental Accommodation (STRA) within Western Australia, both hosted and un-hosted, are required to register their property with the [STRA Register](#).

More information on what is required to be a Short-Term Rental Accommodation provider is available as part of the [Good Host Pack](#).

An approved holiday home has an implication on the rates of the property. Contact the Shire's rates officer for more information.



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](https://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [info@denmark.wa.gov.au](mailto:info@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am – 4pm, Mon – Fri)

To stay in touch, sign up to our e-newsletter at: [www.denmark.wa.gov.au](https://www.denmark.wa.gov.au)

Current at 1 October 2025



# HOLIDAY HOMES



## Do I need approval to rent my holiday house to paying guests?

You will need to apply to the Shire for approval if you intend to rent your entire house as unhosted short-stay accommodation (classified as a 'Holiday Home').

You do not need approval for 'hosted accommodation' where the host lives on site. Hosted STRA includes ancillary dwellings, or 'granny flats', where the host lives in the primary house on the property. A host may alternatively live in the ancillary dwelling, with the primary house being rented out as STRA. Other forms of hosted accommodation include bed and breakfast.



## What are the standard requirements for holiday homes?

- Approved residential building with hard wired smoke alarms (every bedroom and passageway on all floors) and lighting of exit paths (to meet Building Code class 1b)
- Minimum two car parking bays (1-6 guests) or three car parking bays (7-12 guests)
- For properties in the Residential Zone, a sealed/ paved driveway and parking area
- For properties fronting a sealed road, a sealed/ paved crossover
- A fire extinguisher and fire blanket in the kitchen
- A completed Property Management Plan template (see our website) that identifies a local property manager and their responsibilities, as well as a code of conduct for guests

In addition, large holiday homes (7-12 guests) must meet the following standards:

- Located on a site of 1500m<sup>2</sup> or greater
- Minimum of four bedrooms and two bathrooms
- Outdoor living areas and parking screened from view of neighbours

## How are neighbours interests protected?

Applications for Holiday Homes are sent to adjoining landowners for comment so relevant issues and concerns can be raised.

All Holiday Homes applications are required to provide a detailed Property Management Plan, and if approved a copy of this plan is provided to neighbours by the applicant. This includes contact details for a nominated property manager.

All Holiday Home approvals are time limited (one year on first application, three year renewals) and conditions can be reviewed if required.

