

Did you know?

Rules for short-term rental accommodation are in the process of changing –

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www.denmark.wa.gov.au



NEED MORE INFORMATION?

Head to **denmark.wa.gov.au**

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

Contact our Planning team

- enquiries@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am–4pm Mon–Fri)



Current at 20 November 2024



HOLIDAY HOMES



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

Planning approval is required before renting your house as **unhosted** short-term rental accommodation (ie. when you don't live there).

For further information take a look at the Shire's *Holiday Homes* webpage available at: www.denmark.wa.gov.au/build-plan-develop/planning-building-services/holiday-homes.aspx

Once you have planning approval and have met the approval conditions, you can register your property on the State Government's Short-Term Rental Accommodation (STRA) Register.

The Register is available at: <https://straregister.demirs.wa.gov.au/>
For more information contact 1300 304 054 or stra.enquiries@demirs.wa.gov.au.

You don't need planning approval to:

- Rent your entire house as a long stay/ permanent residential rental.
- Rent rooms in part of your house for **hosted** short-term accommodation (ie. while you are also living in your house).
- Rent a granny flat (ancillary dwelling) for **hosted** short-term accommodation if you are also living in your house (or vice versa).

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 1500m² 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.

