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From: Kerry Houston [REDACTED]
Sent: Saturday, 20 December 2025 2:16 PM
To: Taxpolicy Advice
Subject: feedback

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Submission: Draft Short Stay Levy Bill 2025

From: Ship Inn Stanley, Stanley, Tasmania

About the Business

Ship Inn Stanley is a small, family-owned guesthouse operating from a historic building in Stanley on Tasmania’s north-west coast. We are a fully compliant commercial accommodation business, operating year-round, employing local staff, and contributing directly to the local visitor economy. The owners do not reside on site.

Position on the Proposed Levy

We acknowledge the Tasmanian Government’s objective of addressing housing supply challenges and appreciate the opportunity to comment on the Draft Short Stay Levy Bill 2025.

We support measures that improve housing outcomes, however we seek **clear confirmation that traditional commercial accommodation businesses such as guesthouses are excluded from the levy**, consistent with the stated exemptions for hotels, bed and breakfasts, pubs and caravan parks.

Key Concern: Definition and Certainty

While the discussion paper indicates that hotels and bed and breakfasts are excluded, the position of **guesthouses is not explicitly stated**. This creates uncertainty for long-established accommodation providers that operate as hospitality businesses rather than investor-driven short-stay rentals.

Ship Inn Stanley:

- Operates as a commercial accommodation provider
- Is registered, insured and compliant with all relevant regulations
- Is not a residential dwelling converted for short-term letting
- Contributes to local employment and regional tourism year-round

Applying the levy to businesses such as ours would risk unintended consequences for regional tourism operators who are not contributing to housing supply pressures.

Request

We respectfully request that:

1. Guesthouses and similar traditional commercial accommodation providers are **explicitly excluded** from the levy in the final legislation; and
 2. Clear guidance is provided to booking platforms to ensure exempt accommodation types are not incorrectly captured.
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Closing

Clarity and certainty are critical for small regional accommodation businesses planning pricing, distribution and investment decisions. We welcome further engagement to ensure the final framework appropriately targets the intended sector without disadvantaging established hospitality operators.

Thank you for considering this submission.

Kerry Houston