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**From:** Merrydith Callegari [REDACTED]  
**Sent:** Thursday, 5 February 2026 1:40 PM  
**To:** Taxpolicy Advice  
**Subject:** Short Stay Levy Bill 2026

[REDACTED]

To whom it may concern

I wish to make a submission to the State Government's tax bill.

As a Short Stay host in Hobart for more than 10 yrs I feel that we (STR Hosts) have become a vital part of the Tasmanian tourism landscape. As an alternative to hotels we provide a much needed base for singles couples and families who want to live like a local.

My listing on Airbnb (city retreat) is a Principal Place of Residence listing because it is an apartment in my home. We have purpose designed the apartment for short stay guests. (See listing link below)

As such my listing was never, and will never be part of the long term rental stock. As a Short Term Rental owner I can host as much or as little as I like. My husband and I love to meet and greet travellers, but don't want permanent tenants in our home.

<https://www.airbnb.com.au/rooms/10889813?viralityEntryPoint=1&s=76>

As you can see it's a cosy sanctuary for all types of guests from all parts of the world. After 10yrs I have maintained a 4.94 star rating, I am a Superhost, Guest Favourite and listed as top 5% on Airbnb. I give recommendations for local products and services and am an excellent ambassador for Tasmania.

I look after my guests extremely well and provide a place not only for travellers, but for non leisure guests as well. For example many Northern Tasmanians have to access advanced medical care in Hobart and as we are close to Calvary Hospital, we tend to get friends and family of patients and the patients themselves using our listing as a base for their treatments. I have also hosted workers on infrastructure projects.

As an integral part of the Tourism network I would like to suggest that PPR Hosts (Principal Place of Residence Hosts) like myself, should be EXEMPT from any bed tax instigated by the government. I feel the tax is punitive and is seen as a punishment by STR hosts and is compared to HCC's 'double rates' that has been levied on so called investor listings.

I feel this tax is inevitable but also feel my suggestion should be considered as hosts like myself provide a necessary extension to the tourism accommodation sector whilst not interfering with the long term rentals need of the state.

I would also like to suggest that any funds collected should only be using to facilitate new housing and that the government should report on it each year.

Thank you for reading and considering my submission.

I also moderate an Airbnb Host Club page and am an 'Airbnb Community Leader' - which means I meet regularly with other hosts around Australia and the rest of the world to discuss best practice in our field, and pass that along to all our club members. We believe in 'responsible hosting' and treating our guests like 'friends we haven't met yet'.

I can be contacted on [REDACTED] or at this email address for further comment.

Kind regards  
Merrydith Callegari