

[REDACTED]

From: Jessica Florence [REDACTED]
Sent: Wednesday, 18 February 2026 3:55 PM
To: Taxpolicy Advice
Subject: Air b n b tax

[REDACTED]

Dear Council Representatives,

I am writing in response to the proposed tax on Airbnb and short-term rental property owners. I appreciate that this proposal is intended to address the current housing crisis, which I personally understand and have experienced, so I recognise how serious and complex this issue is. However, I respectfully urge you to reconsider whether this particular measure is the most effective or balanced solution.

While I am not an Airbnb owner, I am directly employed by several local short-term rental hosts. I manage and clean four properties, and this work forms the majority of my income. It allows me to support my family while caring for my young children, as I'm able to bring them with me to work, especially in a community where suitable childcare options are extremely limited. If this tax leads owners to withdraw their properties or reduce operations, I—and many others in similar situations, particularly mothers with school-aged, or younger, children—could lose our primary source of employment.

I understand the concern about housing availability, and I agree that increasing access to long-term rentals is important. However, instead of imposing additional taxes, I encourage the council to consider incentive-based solutions that would motivate property owners to offer long-term rentals voluntarily. For example, incentives such as reduced rates, insurance support, or maintenance assistance could make long-term leasing more attractive. Many owners choose short-term rentals not solely for financial gain, but because their properties are regularly monitored, maintained, and cared for. Addressing those concerns may be more effective than punitive measures.

Property owners already contribute significantly through income tax, council rates, and local spending. Policies that support collaboration rather than restriction may better serve both residents in need of housing and those whose livelihoods depend on the short-term rental industry.

I respectfully ask that the council consider the broader economic and social impacts of this proposal, including the potential loss of local jobs and flexible employment opportunities. I would greatly appreciate thoughtful reconsideration of this approach and exploration of alternative solutions that support both housing availability and community livelihoods.

Thank you for your time and consideration.

Sincerely,
Jessica Florence