

[REDACTED]

From: Frank Verbeek [REDACTED]
Sent: Wednesday, 18 February 2026 4:31 PM
To: Taxpolicy Advice
Subject: Short Stay Levy Bill 2025 submission

[REDACTED]

Dear [Title and Name],

I am writing to request that consideration be given to an amendment to the proposed 5 per cent short-stay accommodation levy, specifically to provide an exception for properties of recognized heritage value.

Many heritage-listed or heritage-significant properties in Tasmania are inherently fragile and require sensitive, low-impact use to ensure their ongoing conservation. In practical terms, these buildings are often not suitable for long-term residential leasing due to their age, construction methods, materials, and layout. The typical expectations of long-term rental arrangements such as modern service requirements, robust building materials, and easy cleaning and maintenance needs, can place these properties at risk of deterioration or irreversible damage.

Short-Stay accommodations by its very nature are carefully managed properties that provide the appropriate conservation-focused needed. It allows owners to control occupancy tenants, closely manage maintenance, and generate the income required to meet the significant costs associated with older building's ongoing preservation. In many cases, without short-stay use, these properties would be financially unviable, placing Tasmania's built heritage at risk of neglect or loss.

I therefore respectfully ask that the proposed draft legislation be amended to also exempt heritage-listed or heritage-significant properties that are demonstrably unsuitable for long-term rental due to their fragility and building requirements. Such an amendment would recognize the unique role these properties play in protecting Tasmania's cultural heritage, while maintaining the broader intent of the levy in relation to housing affordability.

Yours sincerely
Frank Verbeek

[REDACTED]