

From: Chris Merridew

Sent: Thursday, 19 February 2026 3:27 PM

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Subject: Short Stay Levy discriminatory to the extreme .

A visitor tax and already higher rates to be applied to only the Airbnb operators is discriminatory to the extreme. Yes, a Visitor Tax is an attractive concept for the Government to collect an earning, but should there be one it must be from every Tourist operation as a fair return on the \$Millions that Tourist Tasmania invest in promoting the unique charm that only Tasmania offers potential visitors worldwide.

The estimated Airbnb Taxes, expected to raise \$11 million, is proposed for distribution for example say across 366 first new home buyers at \$30,000 per developed house and land package. But equally such an amount could be achieved through efficiencies in State and Council bureaucracies Mercury 17/07/2026 where David O'Byrne says "it's upwards of \$30,000 just to submit a Home Builders Application"

We understood no new taxes, but we were promised Efficiency in the Public Services, and every Mayor and Councillor is pushing for "affordable housing."
So now elected representatives its look to yourselves to achieve such outcomes and more .

If there is to be any Visitor Tax, the hotels, Hire & Drive operators plus their growing fleet of Mobile Homes should need to be similarly hit with daily visitor taxes.

Yes, Airbnb offering a complete house, not just in Battery Point but in every suburb and Hamlet around the Island are a far more practical and appealing choice of accommodation for families and or like minded small private groups.

I was a Bed and Breakfast operator for 20 years and by virtue of 5 Ensuite bedrooms I could amortise the overheads including my biggest expense being Public Liability plus further business insurances, Land Tax, Council rates, mandatory Fire inspection, electricity, advertising, maintenance to pass annual accreditation plus of course wages for chamber maids and finally consumables. Now to these add the mortgage. The 50% taxed Capital Gains were only accessible after I sold the property.

Regards

Chris Merridew