

Short Stay Levy Bill 2025
Consultation submission
February 2026



WORKING FOR
A JUST TASMANIA



SOCIAL
ACTION &
RESEARCH
CENTRE

Contents

About Anglicare Tasmania	3
Recommendations	4
Rationale	4
<i>The number of Tasmanians who cannot afford housing is growing</i>	4
<i>The levy as proposed does not assist those most in need</i>	5
<i>Designing the levy to better address the problem</i>	5

Anglicare Tasmania acknowledges the Tasmanian Aboriginal community as the traditional and original owners and continuing custodians of this land lutruwita. We pay respect to Elders past and present.

About Anglicare Tasmania

Anglicare Tasmania is a large community service organisation in Tasmania with offices in Hobart, Glenorchy, Launceston, St Helens, Devonport, Burnie, Sorell and Zeehan and a range of programs in rural areas. Anglicare Tasmania's services include: delivering the state-wide Housing Connect Front Door on behalf of the State Government; crisis, short-term and long-term accommodation support; mental health support services; support services following a motor vehicle accident; aged and home care services; alcohol and other drug services; financial and gambling counselling; and family support. In addition, Anglicare Tasmania's Social Action and Research Centre conducts research, policy and advocacy work with a focus on issues affecting Tasmanians on low incomes.

Anglicare Tasmania is committed to achieving social justice for all Tasmanians. It is our mission to speak out against poverty and injustice and offer decision-makers alternative solutions to help build a more just society. We provide opportunities for people in need to reach their full potential through our services, research and advocacy.

Anglicare Tasmania's work is guided by a set of values which includes these beliefs:

- that each person is valuable and deserves to be treated with respect and dignity;
- that each person has the capacity to make and to bear the responsibility for choices and decisions about their life;
- that support should be available to all who need it; and
- that every person can live life abundantly.

For further information about this submission please contact:

Rev. Dr Chris Jones
CEO Anglicare Tasmania
GPO Box 1620
HOBART TAS 7001

Website: www.anglicare-tas.org.au

Recommendations

Anglicare Tasmania supports the introduction of a short stay levy.

Anglicare calls on the government to directly target the benefits to Tasmanians least able to afford housing, better address the negative spillover impacts of the short stay rental market on rental affordability, and avoid further escalating house prices by:

1. directing 100% of revenue from the levy to fund the construction of social housing and homelessness services
2. imposing a levy of 7.5%
3. ensuring that revenue from the levy does not assist the purchase of existing homes.

Rationale

In support of the introduction of a short stay levy, Premier Rockliff states:

...there is no doubt that the increasing number of houses on the short stay market has reduced the availability of long stay rentals, and contributed to higher rents.¹

This statement clearly identifies the issues that should be addressed by the short stay levy, namely:

- increasing the supply of long-term residential properties
- making rents more affordable.

The Tasmanians most affected by these issues are those on lower incomes who are either spending more than 30% of their income on rent or are homeless.

The number of Tasmanians who cannot afford housing is growing

Anglicare Tasmania delivers the Housing Connect Front Door Service statewide on behalf of the Tasmanian Government. Anglicare has identified that a critical barrier to meeting the needs of Tasmanians accessing the service is a lack of social and affordable housing.^{2,3}

The Housing Connect Front Door Service Quarterly Snapshot December 2025 reports that over the 12 months to December 2025:⁴

- the number of Tasmanians accessing housing support increased by 41%
- among the people accessing support, the number of
 - people sleeping rough was up by 64%
 - employed people seeking assistance had increased by 67%
 - people living in inadequate or substandard dwellings had increased by 70%.

¹ [Making it easier for Tasmanians to own their own home - 5% Short Stay Levy | Premier of Tasmania](#)

² [SARC More Houses Needed Report October 2024 - Anglicare](#)

³ [Rental Affordability Snapshot Tasmania 2025 | Anglicare](#)

⁴ Anglicare Tasmania, Housing Connect Front Door Service Quarterly Snapshot December 2025.

- the number of applicants on the social housing register rose by 11% to 5,410
- over half of Tasmanian households have an income below that needed to afford a rental property at advertised median prices.

The levy as proposed does not assist those most in need

Most households who are unable to afford a rental property do not have sufficient income to access the first home buyer schemes proposed to be funded by the short stay levy.⁵ The government states that its proposal ‘will not impact demand’ and so a 5% levy is also not expected to result in diversion of properties to the long-term rental market.⁶ Directing levy funds to assist the purchase of existing homes risks making housing affordability worse by increasing demand without an increase in supply.

The levy as proposed misses the opportunity to:

- assist those with the greatest need for housing
- appropriately increase affordable rental supply.

Designing the levy to better address the problem

The Victorian State Government has imposed a short stay levy of 7.5%. Revenue raised by the levy funds social and affordable housing.⁷

Anglicare Tasmania recommends the Tasmanian Government adopt a similar approach to the Victorian model and direct 100% of revenue from the levy to scaling up government investment in appropriate, affordable social housing in Tasmania.

This will directly target the benefits of the levy to Tasmanians who are least able to afford housing, help address the negative spillover impacts of the short stay rental market on the availability of affordable, long-term rentals, and avoid the risk of further reducing housing affordability.

⁵ Anglicare Tasmania, Housing Connect Front Door Service Quarterly Snapshot December 2025.

⁶ [Making it easier for Tasmanians to own their own home - 5% Short Stay Levy | Premier of Tasmania](#)

⁷ [Short stay levy | State Revenue Office](#)