

[REDACTED]

From: Harley Russell [REDACTED]
Sent: Tuesday, 24 February 2026 8:27 PM
To: Taxpolicy Advice
Subject: Short Stay Levy Bill 2025

[REDACTED]

I wish to make a short submission with particular reference to the following:
Local Government are at a significant disadvantage with very limited levers/ laws to manage short stay accommodation in their municipalities.
eg Cimitiere Street Heritage Precinct Launceston has a large number of 'short stay accommodation' of which many are not registered. We have an incredible small community in Lawrence St and Cimitiere Street east of City Park. We are involved with City of Launceston, annually support charities, provide support for new residents, started a small community plot during covid and have regular get togethers. In our small area within the precinct, we believe there are up to 12 'accommodation' places who do not get involved/ support the community, despite many owners being local.
We used to have a much greater cultural and age mix however people are now very limited with renting or purchasing. A number of the rental properties are also owned by interstate people.
Local government needs to have legislation/powers to approve or limit short stay accommodation. Several Mayors have made similar statements for some time. Their planning scheme limits them tremendously and needs to be changed.
A levy of 5% is not enough and the Victorian proposed model of 7.5% is much more realistic.
Coastal towns in the state eg Bridport have far too many short stay accommodation places and for people and families keen to live and work in these areas, housing becomes an almost insurmountable obstacle. Dorset Council covers a vast area with massive infrastructure costs, yet many of the towns have so many of these short stay places that levies should be implemented.
The opinions of those who say small businesses already suffer lots of costs and that a levy is unreasonable are not prepared to look at the bigger picture. It is not selective taxation but a fair and equitable approach.
I look forward to a positive outcome and a government who is prepared to make good decisions and follow through with legislation.

Harley Russell (Ms)
[REDACTED]