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From: Sarah Lebski [REDACTED]
Sent: Wednesday, 25 February 2026 2:57 PM
To: Taxpolicy Advice
Subject: Short Stay Levy Bill 2025 - Consultation

[REDACTED]

To Whom It May Concern,

Re: Response to Tasmania Short Stay Levy Discussion Paper, December 2025

In my opinion, the Discussion Paper is a poorly articulated document which does not include the level of information required to generate an authentic consultation process concerning the draft legislation. It has essentially been presented as a 'fait accompli' through a paper that provides a one page 'Overview' and a further 12 pages devoted to the operational aspects of the Short Stay Levy (SSL).

The Discussion Paper provides no research/reports/data to support the Government's decision to target short stay accommodation as a means to generate additional revenue for first home buyers. In the absence of such information, this appears to be a highly discriminatory decision.

The 'Overview' simply includes a range of generic statements without any substantiation. It states, for example, that the proposed approach 'reflects a balanced policy' (p.2) and yet provides no evidence to support this claim. What effect does the imposition of a 5% levy have on the number of bookings received by short stay accommodation properties? Where is the impact analysis? The fact that it has been introduced in other states is not a sufficient reason to do so in Tasmania. Nor is it appropriate to compare the visitor response to the accommodation levies in European cities with what might occur on our small and relatively isolated island!

What other options were considered when the Liberal Party first announced its intention to instigate an SSL?

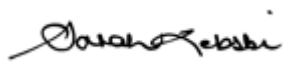
Previous statements from the Government have noted that the purpose of the SSL is to address housing affordability and unlock more affordable rental properties.
<https://www.abc.net.au/news/2024-02-18/tas-airbnb-levy-announcement-liberals/103480560>

While the Discussion Paper notes that the approximately \$11m raised through the SSL annually 'will be directed towards initiatives that assist first home buyers to enter the housing market' (p.2), it makes no specific reference to the contentious issue of supply; typically the growth of Airbnb accommodation has been blamed for the decline in rental properties.

Assuming this remains a concern, the Government requires a far more nuanced approach. For example, I own a small studio which has been purpose-built for short stay accommodation, as well as providing additional space for family and friends. It is located on the same site as our home. Its

design and facilities make it completely unsuitable for longer term rental, and therefore it has no impact on housing supply.

The State's peak tourism body, Tourism Industry Council Tasmania (TICT) and the Short Term Accommodation Association of Australia (STAAA) strongly object to this draft legislation. It is interesting that the opportunity to comment has been so late in coming. Unfortunately, this has all the hallmarks of a 'tick box' exercise by the Government which bears no resemblance to a genuine opportunity for meaningful engagement between the various parties.



Sarah Lebski

