

Dear Sir or Madam,

Thank you for your reply regarding the draft Short Stay Levy Bill 2025. I appreciate the information provided, however I am afraid it has not clarified my question regarding exempt accommodation types.

It is clear that the intent of this proposed levy is to address the impact of short stay accommodation—particularly Airbnb-style listings—on the availability of long-term rentals and housing affordability for first home buyers. I fully understand and support the need to find solutions to assist young people into the housing market.

Our situation, however, is quite different. We operate a farm stay: a standalone building on our working farm that was renovated specifically to accommodate guests as a way to diversify our farming income and remain financially viable. This accommodation does not remove any housing from the long-term rental market and has never been suitable for that purpose.

Operating a farm stay also comes with significantly higher running costs than standard accommodation, including increased insurance, waste management, infrastructure maintenance, and animal husbandry expenses. These costs are reflected in our nightly rate. Adding a further 5% levy for guests could have serious implications for our ability to remain competitive with other accommodation providers.

We operate both the farm and the accommodation as a registered company, meet all regulatory requirements, and pay all applicable taxes. For this reason, it is difficult to understand why farm stays would be included under this legislation when they do not contribute to the housing issues the levy seeks to address.

The current definition of exempt properties appears quite broad, and I would appreciate clearer guidance on whether farm stays may fall within, or be considered for inclusion in, an exempt category. For context, we do provide breakfast provisions to our guests, although meals are not cooked on site, allowing guests flexibility during their stay.

Thank you for taking the time to consider this request. I look forward to your clarification.

Kind regards,

Jolanda Hall

The Barn @ Eden Farmstay

Dear Sir or Madam,

I am writing to enquire about the proposed levy on short stay accommodation.

I note that there is a list of exempt accommodation types, including hotels, bed and breakfasts, and caravan parks. I am seeking clarification on whether farm stays are also considered exempt, particularly where the accommodation is operated on the same property in which the owner resides and does not remove housing from the long-term rental market.

I would appreciate any guidance or clarification you are able to provide.

Kind regards,

Jolanda Hall