

Name: Judy Stewart

Date: February 24, 2026, 1:25 AM

Email: [REDACTED]

Submission:

Dear Treasurer I wish to express my concerns on the levy that maybe introduced to Airbnb. I think this is unfair to normal people trying to get ahead. We pay our taxes on the earnings we collect, therefore helping out the country, we offer affordable accommodation for people on a budget who would not be able to afford a holiday normally. These visitors to the community spend in the community therefore helping small businesses and local tourist attractions. This levy will not help the housing crisis as low income earners still would not afford rent. Maybe the government should have not sold all the houses they provided to low income people in the 90's and not replaced them. This situation was inevitable.

Thanks, Judy Stewart

Name: Esther Griggs

Date: February 23, 2026, 11:29 PM

Email: [REDACTED]

Submission:

Dear Treasurer, Since deciding to open our first home as an Airbnb in 2022, we have become one of Tasmania's most wish listed stays in the Huon Valley and have welcomed over 1,500 guests in four years. Guests have come from all over Australia, the world and also locally, to experience the best of Tasmanian life and culture here in the Huon Valley. Operating the Airbnb has allowed me to continue working from home while caring for my four children, has allowed us to pay for private school fees, repay the mortgage on our home and afford the rising cost of living. It has allowed us and encouraged us to employ local people from the community to help clean, maintain and create a better stay. It has helped us engage with the local cuisine and culture and experiences in the Huon Valley so we can better inform our guests of what is available. I cannot think of how operating this Airbnb could be negative in any way to our local community, Tasmanian culture and state. It brings people here, it employs local people and connects communities. We spend the income in Tasmania to other Tasmanians. Please oppose the suggested 5% tax. It's a burden we should not have to shoulder and in a time when everything is already SO expensive, the government should be helping and assisting us little Airbnb operators to survive, and not be squashed. Thanks, Esther Griggs

Name: Jo Nicklason

Date: February 23, 2026, 4:21 PM

Email: [REDACTED]

Submission:

Dear Treasurer, As a Tasmanian born and bred I love travelling my state. When doing so I use air bnb as I take my fur family with me and this is the only way they can come along. I work long hours across the north and north west of the state and spent a lot of time away from home in Launceston. For this reason I bought an investment property I could use while away which also had the potential to use as an air bnb to help with the large mortgage repayment This property is intended to be an asset which will assist in funding my retirement so as to not be dependent on the government. Both as a user and a host of short stay accommodation I shall be impacted by this proposed levy. When you try to shape your lifestyle to be independent and not rely on government handouts in the future it feels as tho we are constantly being punished and made to give up any hope of this

Thanks, Jo Nicklason

Name: Rikki Dingemanse

Date: February 23, 2026, 7:41 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We Chris and Rikki Dingemanse were deliberate in preparation for retirement by building 2 identical dwellings. Being aware of the "Rental Crisis" we have one as a long term rental and the other as a short stay rental. We manage both and they produce our only source of income. Please consider this proposal to exclude the levy to those who also operate a long-term rental. Please consider exemption for self-funded retirees. The local businesses, shops, village inn, cafe and bakery greatly value our short stay guests. If a 5% levy is introduced, it should be for all those providing accommodation including hotels, caravan parks, resorts..... "a level playing field". Kind Regards With Thanks, Rikki Dingemanse

Name: Calum Donaldson

Date: February 23, 2026, 6:38 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am voicing my deep concern about the proposed levy on short stay accommodation. Tourism is vital to the Tasmanian economy. With a great proportion of households in rural areas, a majority of households having suffered underemployment and Tasmania being so low comparatively to national wage rates, many Tasmanian households have turned to hosting as a way of making ends meet in this tight economic climate. We have to turn to utilising our properties to liberate supplementary income just to survive. We know that by hosting in rural areas we are distributing desperately needed tourism dollars more equitably into local communities. A levy on hosting in your residence is revenue raising by hitting your most financially vulnerable electorate. We are on the lowest rung on the tourism ladder! Perhaps you should turn your revenue raising focus to the more affluent businesses such as AI and international companies fishing in our waters. Yours sincerely, Calum Donaldson

Name: Nicholas Kelly

Date: February 23, 2026, 3:01 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I wish to make the following submission re the short stay Levy. My wife and I make our home in Port Arthur available for short stay letting intermittently during the year. The income from this is important to us as it tops up our pension. We employ cleaners and tradesmen in the Port Arthur area to service our property when it is let. Homestay accommodation like ours should be supported by the government as it offers an alternative type of accommodation in areas like ours, it improves the visitor experience and supports regional communities. We submit that the Levy should not apply to people like us that offer their principal place of residence as short stay accommodation on an intermittent basis. Any levy should not be implemented in July 2026 as it will impact any winter bookings Thanks, Nicholas Kelly

Name: Katie McNeil

Date: February 23, 2026, 2:45 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to share my concerns regarding the proposed 5% levy on short-stay accommodation bookings in Tasmania. As a professional short-stay operator and small business owner, my primary concern is the impact this levy will have on pricing competitiveness. I use a channel management platform (CMP), which means my advertised nightly rates on booking platforms are already inflated by approximately 15-18% to absorb platform fees. This creates a noticeable price gap between professional operators like myself and private hosts who may list directly without the same overheads. An additional 5% levy will widen this gap even further, making professionally managed properties appear significantly more expensive, even when we are delivering a higher standard of compliance, safety, and guest experience. This does not feel like a level playing field. If a levy is introduced, consideration should be given to how it affects different hosting models so that it does not disproportionately disadvantage compliant, professional operators. I am also not convinced that this levy will meaningfully address Tasmania's housing shortage. Redirecting funds toward first home buyer grants is a long-term and indirect approach. The housing crisis requires more immediate and substantial government investment in affordable and public housing supply. Increasing costs for small tourism operators does not directly solve this issue and risks harming the visitor economy in the process. My business is built entirely around short-stay management. If additional costs reduce competitiveness and bookings, it directly impacts my livelihood and the local network of cleaners, tradespeople, and small businesses that rely on this industry. I support simple, fair, and consistent statewide rules. However, I urge the Government to carefully reconsider the structure and timing of this levy to ensure it does not unintentionally harm small Tasmanian businesses and winter tourism. Thank you for the opportunity to provide feedback. Kind regards, Katie McNeil

Name: Elizabeth Lamond

Date: February 22, 2026, 7:28 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to express my strong opposition to the proposed 5% short-stay accommodation levy currently under consultation. As a long-standing Tasmanian resident, a ratepayer, and a host who contributes directly to my local community and the state's tourism economy, I feel deeply concerned about the impact this levy will have on people like me who are already carrying a significant financial burden. Before I was even permitted to host, I paid thousands of dollars to my local council to obtain the required permits. I now pay double rates, and my land tax has increased substantially. These are not small expenses. They are ongoing, unavoidable costs that I have absorbed without complaint because I believed I was contributing to a fair and transparent regulatory system. The income I earn from hosting is not excess profit. It is a vital part of my self-funded retirement. I have worked for more than fifty years, paid tax every step of the way, and made sacrifices that many in government may not fully appreciate. I chose to help my children enter the housing market rather than maximise my superannuation. I have never expected handouts, and I still don't. But this levy feels like a final insult -- a penalty imposed on those who have done the right thing, followed the rules, and supported their families and communities through hard work. Hosting also supports local employment. I pay Tasmanian cleaners and a local laundry service. My guests spend money at nearby cafes, restaurants, shops, and attractions. They bring life to my community, especially during quieter periods. Short-stay accommodation is not just about the host; it is part of a broader economic ecosystem that benefits many small businesses. We are already seeing a downturn in bookings due to the current economic climate. Adding another tax -- one that will inevitably make short-stay accommodation less affordable -- risks pushing visitors away at a time when Tasmania needs them most. The proposed implementation date of 1 July 2026 is particularly concerning, as it falls just before the winter off-season, when tourism is already fragile. I also urge the Government to consider an exemption for principal places of residence. If someone is hosting within their own home, the levy should not apply. This is a simple, fair adjustment that recognises the difference between large-scale commercial operators and ordinary Tasmanians trying to make ends meet. I appreciate the Government's commitment to statewide consistency and its rejection of restrictive measures such as night caps. However, the levy in its current form risks undermining the very tourism sector it claims to support. A higher levy -- which remains a real possibility when debated in Parliament -- would be devastating. I ask you to reconsider the timing, structure, and fairness of this proposal. Please ensure that any regulatory changes support tourism rather than hinder it, and that they do not punish Tasmanians who have already invested heavily, complied fully, and contributed meaningfully to their communities. Thank you for considering my submission. Thanks, Elizabeth Lamond

Name: Stuart Lamond

Date: February 22, 2026, 6:27 AM

Email: [REDACTED]

Submission:

Dear Minister, I am writing to express my deep concern and opposition to the proposed 5% short-stay accommodation levy. As a lifelong Tasmanian, a taxpayer, and someone who has always followed the rules, I find it increasingly difficult to understand why hardworking locals are continually penalised while others who disregard regulations face no consequences. My wife and I have complied with every requirement placed before us. We paid thousands of dollars to our local council to obtain the necessary permits. We pay double rates. Our land tax has increased significantly. We have done everything by the book because we believe in contributing fairly and supporting our community. Yet in our own local area, we have watched interstate investors undertake illegal building work -- work that has been reported to council and ignored. These same investors are running properties as boarding houses without proper approvals, without inspections, and without any of the financial burdens placed on compliant Tasmanians. They operate outside the rules, and nothing is done. Meanwhile, those of us who follow the law are hit with yet another tax. As a government, when will we stop punishing the people who do the right thing? The income we earn from hosting is not a luxury. It is part of our self-funded retirement after more than fifty years of work and paying tax. We sacrificed contributions to our own superannuation to help our children enter the housing market -- something that is increasingly out of reach for many young Tasmanians. We have never asked for handouts. We simply want a fair system that does not make life harder for those who already carry the load. Having worked in the building industry for decades, I can say with certainty that if we genuinely want more homes built in Tasmania, the first place to look is the red tape and excessive costs embedded in the planning system. I can cite multiple cases where council planning processes have dragged on for years, leaving prospective homeowners with no choice but to sell their land because, within that time, construction costs have risen beyond their financial capacity. This is where meaningful reform is needed -- not another levy on Tasmanians who are already doing everything right. Hosting also supports our local economy. We employ Tasmanian cleaners and a local laundry service. Our guests spend money in nearby cafes, restaurants, shops, and attractions. Short-stay accommodation brings visitors to communities that would otherwise miss out. It is part of the tourism ecosystem that the Government claims to support. We are already seeing a decline in bookings due to the broader economic downturn. Adding a 5% levy -- especially with an implementation date of 1 July 2026, just before the winter off-season -- will only make short-stay accommodation less affordable and discourage visitation at a time when Tasmania needs it most. I urge the Government to reconsider this proposal. At the very least, an exemption should be introduced for principal places of residence. It is unreasonable to treat Tasmanians hosting in their own homes the same as large-scale commercial operators. I appreciate the Government's commitment to statewide

consistency and its rejection of restrictive measures such as night caps. However, the levy in its current form is unfair, poorly timed, and risks damaging the very tourism sector it seeks to regulate. Please stop penalising hardworking Tasmanians who pay tax, follow the rules, and contribute to their communities. Focus instead on enforcing existing regulations and addressing the illegal operations that undermine both fairness and public confidence.

Thanks, Stuart Lamond

Name: Philamae d'Anthes

Date: February 22, 2026, 5:14 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am shocked that with all the taxes that I have paid over my four decades and trying to earn a little after my retirement from full time work, the government seeks to tax us on the little we earn in short stay lets. The little we earn is required to keep the expenses that we incur on this property (my home) down. Moreover, we are helping the economy, bringing tourism into our area. Instead of rewarding productivity post covid years, you are penalising us for it. I am recommending against this levy because of the unfairness (and some might even say greed by your proposal). I am furious. Please stop this initiative. Thanks, Philamae d'Anthes

Name: Sandra Hyland

Date: February 22, 2026, 2:41 AM

Email: [REDACTED]

Submission:

Dear Treasurer I am [REDACTED] trying to make ends meet with a casual job and short stay accommodation which is in my house 2x bedrooms down stairs. I don't want to rely on centre link as support and trying to make it on my own 2 feet . But now you are going to put a levy on that and let the big boys in town trade as usual, the rich get richer so they say . This will not fix our house shortage as there is no way I am going to put my house into the rental market. Hit the investor that have multiple properties not the small in your home short stay people that have worked all their lives and payed taxes and claimed nothing from the Government. Thanks Sandra Hyland

Name: Stephen Gray

Date: February 22, 2026, 1:38 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I strongly object to this levy for many reasons, but primarily because it is already very difficult to make a decent living from running short stay lets. The costs are high - electricity is expensive - water is expensive (we are not connected to mains water), insurance is expensive, and in Tasmania the incomes are very seasonal - primarily only December to February each year - only 25% of the year. Hosting at our place in Buckland 7190 contributes significantly to visitation in our local area - travellers often stay here when visiting Maria Island or Port Arthur the next morning. The levy should be scrapped completely, but at the very least I believe the levy should not apply to people hosting at their principal place of residence. Thanks, Stephen Gray

Name: Suzanne Howard

Date: February 21, 2026, 10:05 PM

Email: [REDACTED]

Submission:

Dear Treasurer, It has been brought to my attention that the Tasmanian government is looking to impact small business by adding a 5% levy. My businesses is situated on the North West Coast and in the last 15 years this town has lost 3 motels, Briggadoon (10 rooms) Ulverstone Waterfront Inn (27 rooms) Bass and Flinders (21 rooms) now operating as a charity. Our businesses already pay a considerable premium to operate with commissions ranging from 10 to 15% to the booking sites, building and public liability insurance (QBE have just announced they will no longer insure accommodation), TAS Water, hydro, land tax and council rates. Whilst I am a family owned and operated others also employ locally so let's add payroll, workers compensation insurance and superannuation. Our apartments were commercially built for the sole purpose of short term accommodation. I have not raised my tariffs in the last 7 years to be competitive against the bigger organisations. So now you are going to apply an additional tax just to us and penalise us for having a go, the smaller but still a crucial part of the accommodation pool available along the north west coast. As you may not be aware but we currently don't have enough accommodation when we have certain events. Another consideration is that we built this business as part of our retirement planning and as we will be self funded entirely. What impact will this have on our overall business going forward for resale etc? I'm sorry but if this tax is passed under the current proposal it only impacts the little people and is clearly unfair and one sided. Thanks Suzanne Howard. Ulverstone Waterfront Apartments

Name: Kristan Jeffrey

Date: February 21, 2026, 12:26 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I'm a long time traveller to Tasmania for holidays. When I head over, I sometimes go by myself and sometimes go with a group of people. I/we fly over or take the ferry, hire a car, buy food/drinks, pay for outdoor activities, and typically stay in short term accommodation. The cost of flights and the ferry have gone up, the cost of short term accommodation has gone up, food, drink and everything else has gone up too. Add in a levy to short term accommodation and this makes trips to Tasmania hard or no longer feasible. With the cost of living skyrocketing, trips to Tasmania from Victoria will likely be removed from the agenda, and I/we will focus on cheaper trips around Victoria or to other states. Please consider this in your decision making and be smart about where and when a levy is applied. Tasmania is a great place but should the cost to travel and stay there rise, people will stop travelling there and choose to go elsewhere. Regards Kristan Jeffrey

Name: Carina Kaercher

Date: February 20, 2026, 10:18 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing as a Tasmanian short-stay accommodation host and Airbnb Superhost to formally express my strong opposition to the proposed 5% levy on short-stay accommodation bookings made on or after 1 July 2026. As a local host, I take pride in delivering high-quality accommodation experiences that support Tasmania's tourism reputation. My hosting income is not a large corporate enterprise -- it supports my household in a time where the high cost of living can not be covered anymore on a single fulltime job and contributes directly to the local economy. Guests who stay in my property spend at nearby cafes, restaurants, retail stores, tour operators and regional attractions. The economic benefit of short-stay accommodation extends far beyond the booking itself. While I understand the Government's intention to maintain consistent statewide rules and avoid restrictive measures such as night caps, the introduction of a 5% levy places an additional cost burden on visitors at a time when cost-of-living pressures and competitive interstate and international markets already influence travel decisions. Tasmania competes directly with other Australian destinations that do not impose such levies on short-stay accommodation. I am particularly concerned that once introduced, the levy rate could increase during parliamentary debate or in future budgets. Even a modest increase beyond 5% could significantly affect booking volumes, especially in regional areas where tourism is seasonal and margins are tight. Importantly, the proposed structure excludes hotels, motels and other traditional accommodation providers. This creates an uneven playing field and unfairly targets everyday Tasmanians who share their homes or operate small-scale visitor accommodation. Policy settings should ensure fairness across the entire accommodation sector rather than disproportionately impacting one segment. Short-stay hosting has allowed many Tasmanians -- including retirees, families and regional residents -- to supplement income in a flexible way. For many of us, this is not optional income but essential support in meeting rising living costs. I respectfully request that the Government engage in meaningful consultation with short-stay accommodation providers, industry representatives, and local communities before finalising this policy. A review of the levy's structure, thresholds, and economic impacts would help ensure that the outcomes support both Tasmania's tourism goals and the sustainability of small-scale hosts. Tasmania's visitor economy depends on choice, affordability and strong regional participation. Policies that risk reducing competitiveness or discouraging small operators should be carefully reconsidered. Thank you for the opportunity to provide feedback. I hope the Government will take into account the real impacts on everyday Tasmanians who contribute positively to our state's tourism industry. Thanks, Carina Kaercher

Name: Wendy Lilwall

Date: February 19, 2026, 6:42 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We are owner-occupiers who operate a small studio "granny flat" on our principal place of residence, which we make available for short-term stays through Airbnb. This accommodation is not suitable for long-term rental due to its close proximity to our home and the lack of separation required for permanent tenancy under standard residential tenancy expectations. We are full-time employees who already contribute income tax, and we also declare and pay tax on any earnings from our short-term accommodation. This small-scale hosting arrangement is simply a way for us to supplement our household income and offset rising living costs. In addition to income tax, we cover all operating expenses ourselves, including insurance, electricity, internet, cleaning, and guest provisions. A blanket 5% levy on short-term accommodation would disproportionately impact small, owner-occupied hosts like us, while larger commercial providers such as hotels and motels are excluded. This creates an uneven playing field and places additional financial pressure on households who are already paying tax on the income generated. Our guests also contribute directly to the local economy by spending at nearby businesses such as restaurants, cafes, and attractions. If this levy were applied to small, owner-occupied listings, we would likely withdraw from short-term hosting altogether. This would reduce visitor capacity and shift demand back onto the larger providers that are currently exempt from the levy. We respectfully request that any 5% short-term accommodation levy exclude listings that form part of an owner-occupied principal place of residence. This approach would recognise the whole-houses AirBnB offerings that can be used to reduce the rental accommodation shortage. Thanks, Wendy Lilwall

Name: Patrick Dunn

Date: February 19, 2026, 6:26 AM

Email: [REDACTED]

Submission:

Dear Treasurer The proposed additional 5% levy (tax) should not be used to single out any one accommodation providing group. It's not reasonable nor fair to impose this on young families who rely on that income to maintain the property and mortgages against them which brings tourism and its benefits to the local communities. It's should not proceed. Thanks, Patrick Dunn

Name: David Macfarlane

Date: February 19, 2026, 6:19 AM

Email: [REDACTED]

Submission:

Dear Treasurer, This proposal would be very damaging to Tasmanian tourism. While I understand the need to free up rental accommodation in cities and towns with a large working population, it would be better to limit it to such locations only. There is no need for long term rental accommodation in most tourist towns, and there is no need to provide accommodation for the unemployed in such locations. Please think this through properly.

Regards, David Macfarlane

Name: Jacqui Briginshaw

Date: February 18, 2026, 9:51 PM

Email: [REDACTED]

Submission:

Dear Treasurer, I am a retired teacher. I own a small studio apartment in Launceston, which I Airbnb to fund my retirement. Small studio apartments are popular with tourists. Small businesses in the local area benefit from the tourists staying close-by. I also provide a lot of advice regarding places to go and tourist attractions around northern Tasmania. I use a small local laundry service to do my laundry - so that growing business provides employment opportunities. So overall the Airbnb has a positive impact on the local economy. My small studio apartment is not suitable to be a family home. I feel that these small Airbnbs should be excluded from the 5% levy - or at least have a lower levy.

Regards, Jacqui

Name: Cathryn Faulkner

Date: February 18, 2026, 9:15 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I understand your concern re short stays. I don't think it should apply for home share which is the original model for Airbnb. I strongly do not support full property conversion to STA . As an older female with a small amount of super, the original model is a great way to support financial security, purpose & wellbeing in retirement. It enables me to participate in community, provide a service, purpose & experience to fellow Australians & overseas guests. Please consider home share as an exemption to the levy. Kind regards
Cathryn Thanks Cathryn Faulkner

Name: Patricia Dillon

Date: February 18, 2026, 3:17 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I wish to object to the above levy. In 2024 the HCC increases rates by double for short stay accommodation. This was to help with homelessness and shortage of rentals! The council were totally disingenuous, it was just a money grab as it just went into consolidated revenue. As per an article in The Mercury on or about 28 June 2024 - re the 24-2025 Budget - Quote: "Before voting on the budget, councillor Mike Dutta - chair of the housing and homelessness committee - suggested funding to providers of services for homeless people should increase from \$16,800 to \$30,000. The change was not adopted" So out of all the extra revenue to the HCC they couldn't part with a few extra dollars for where some was needed!! We have two apartments in Sandy Bay, one is in our SMSF and is permanently rented out. As we live in Orford the other apartment is available for short term rental, from time to time (we are in our 70's) we require accommodation for ourselves for Dr appointments and on occasion required when one of us has had to go to hospital, we required some flexibility. Last year both my husband and myself had operations and were before and after required to stay in Hobart. The total rental from short term rental for the fiscal year 24/25 was a little over \$ [REDACTED]. After paying "exceedingly" high rates, water, body corp fees etc you would understand why I do the cleaning myself!! I have minimum stays of 2 nights and 5 nights over peak periods so that I am not driving up and down the highway! Not every short stay accommodation is the same!! I have had two of my adult children require accommodation in Hobart after working interstate or overseas which enables them to get re-established in the state without having to take out a lease on a property immediately, its all about flexibility. Also the 2 bedroom apartment that I short term holiday rent is also often for an interstate or overseas worker requiring a month or two month stay. I only let the apartment out as a 1 bedroom for 1 or 2 pax. The other bedroom is locked and not available. I feel we will be penalised yet again for another money grab. Thank you for your time Patricia Dillon

Name: Antonia Obrien

Date: February 18, 2026, 2:15 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to implore you to reconsider the proposed levy on short stays, and no other accommodation provider. As a short stay owner in Hobart we have already been taxed unnecessarily by the Hobart city council. The huge benefits to the local economy by air bnb brings in cannot be underestimated. Local cafes, supermarkets and delis, restaurants and clothing shops as well as vineyards and tours and all the other benefits hobart offers. My guests use these and spend money there. I buy my linen and towels locally and soaps, cleaning products, coffee beans and tea. The same cannot be said for multinational hotel chains. My guests choose not to stay at an overseas owned hotel where large portions of the money from their stay goes offshore, eat at the restaurant hotel and order room service. My air bnb directly contributes to the economic tapestry of Hobart and local small economy. Caravans fill up at BP and shop at Coles -they are usually on a budget. Hotels can keep rates low for a cheap stay, but air bnbs usually have longer bookings and the guests spend more. Short stay are so valuable they should be celebrated as such and not continually treated as a different accommodation provider. It's hard work managing an air bnb and working and raising a family and making sure guests are happy. I do this as I enjoy it but also I am ensuring my financial future is not funded by the government and I am not reliant on the pension or handouts. I work hard now to not be a burden on the government purse. I would really ask that our sensible Ministers not listen to the likes of the Hobart city council and others who assume air bnbs are making people homeless but to review the incredible benefits. If they were not popular then people would not have them. If there is to be a levy-apply it to all accommodation. But I don't think a levy is necessary or fair. We need air bnbs for the stadium, conference stays, sporting events, family holidays and allowing people to live like a local and enjoy all Hobart and Tasmania has to offer. Thank you for your time, we appreciate the work you do. Regards, Antonia Obrien

Name: Ellen Dunlop

Date: February 17, 2026, 10:46 PM

Email: [REDACTED]

Submission:

Dear Treasurer Abetz, Re: Proposed 5% Levy on Short-Stay Accommodation and Airbnb I am writing as a Tasmanian short-stay accommodation provider to respectfully outline my concerns regarding the proposed introduction of a 5% levy on short-stay accommodation, including bookings facilitated through platforms such as Airbnb. I operate Ellen & Co Property Management as a short-stay host with 24 houses in Launceston and surrounding areas. In the past year: * My property generated approximately \$[REDACTED] in gross revenue from short-stay bookings, * With around [REDACTED] guests * At an average nightly rate of \$[REDACTED] Under a 5% levy, I estimate the additional financial cost will be dire for my business and our tourism industry. I recognise the Government's intention to generate additional revenue and fund important community services. However, I am concerned that this levy will have the following impacts: 1. Disproportionate Cost to Small and Independent Hosts Unlike larger commercial operators, independent Tasmanian hosts like myself do not have the economies of scale to absorb added costs. A 5% levy directly reduces net income that is already committed to maintenance, utilities, insurance, property taxes, and local services. For my business, this levy equates to approximately [REDACTED]. 2. Effect on Tasmanian Tourism Competitiveness Tourism contributes billions annually to Tasmania's economy and supports employment across accommodation, hospitality, retail, and transport sectors. Increasing accommodation costs in Tasmania relative to other domestic destinations may dissuade prospective visitors, negatively impacting tourism demand. 3. Local Economic Contribution of Guests Guests who stay at my property contribute to the local economy: on average, short-stay visitors spend a substantial amount of money in local cafes, tour operators, retailers, and services. A reduction in bookings due to higher costs I believe will turn tourist off visiting Tasmania and diminish these broader local economic benefits. 4. Implementation and Pass-Through Concerns It remains unclear how the levy would be applied, collected, and enforced, particularly if platforms such as Airbnb act as intermediaries. Many hosts will face the choice of either absorbing the cost or passing it directly to guests -- both of which carry risks to occupancy rates and profitability. Request for Consultation and Review In light of these impacts, I respectfully request that the Government undertake a comprehensive consultation with short-stay accommodation providers and industry stakeholders. I also propose considering exemptions, thresholds, or scaling mechanisms that minimise financial strain on small operators. I would welcome the opportunity to provide further information or discuss this matter in more detail. Thank you for your time and consideration. Yours sincerely, Ellen Dunlop

Name: Jennifer Hillhouse

Date: February 17, 2026, 10:34 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Concerning the 5% levy, for airbnbs in remotes parts of Tasmania it is hard to increase booking cost as there is not a lot of people travelling to more remote parts. 5% might be on to manage, but more than this will be difficult to cover with extra costs for water, electricity & cleaning in remote areas Thanks, Jennifer Hillhouse

Name: Jane Pickett

Date: February 17, 2026, 8:46 AM

Email: [REDACTED]

Submission:

Dear Mr Abetz 1. Should this levy be introduced, it must apply equally across all providers of short stay accommodation, including hotels, caravan parks and camping grounds. 2. The levy contradicts the Liberal Party commitment to free trade and transgresses the rights of property owners to use their property in any legal fashion available. 3. Is there a commitment by the Liberal government that any funds raised by the levy will be directed towards addressing the perceived housing crisis? Or will the funds raised be sucked into the financial black hole which is the stadium? Yours, without much faith Jane Pickett

Name: Michelle Freeman

Date: February 17, 2026, 7:10 AM

Email: [REDACTED]

Submission:

Dear Treasurer, As a single mother an operator of a one bedroom Airbnb , I am against the proposed levy for Airbnb owners. The levy is not being charged to all kinds accommodation , such as boarding houses, serviced apartments, hostels and motels. My 1 bedroom Airbnb helps me support my family. It's located in an area where there are no nearby hotels or motels and is located in the gateway to the Tasman Peninsula. It provides work for myself, cleaners, a handyman and business for local restaurants and tourist attractions. This levy could harm tourism and affect my ability to support my family. The apartment is in my primary residence and I am asking for you to consider an exemption for primary residences. Thanks, Michelle Freeman

Name: Marcel Nielsen

Date: February 17, 2026, 6:22 AM

Email: [REDACTED]

Submission:

We own a family beach house in Binalong Bay which we rent out for a modest amount at times when it is not being used. The families that rent it appreciate it and it brings money to the local economy. Its use as a holiday let does not impact on long term rental availability as it a family shack. The income helps pay the significant land tax levied on us by your government. A further tax would be inequitable and not help to increase long term rental availability. Thanks, Marcel Nielsen

Name: Salvatore Giudice

Date: February 17, 2026, 6:17 AM

Email: [REDACTED]

Submission:

Dear Treasurer, In consideration of the proposed Tasmanian short stay levy we are contacting you with concerns that not only, in our opinion, will affect visitor numbers to our location being King Island (KI) but also the compliance aspect of the levy that will add confusion as to the classification of some businesses and the added cost in administering and making payments to the Tasmania Sate Revenue Office. 1) The first issue of concern - Expected reduction in visitor numbers to King Island. King Island is currently in a difficult position with many businesses, including ours, Ettrick Rocks, experiencing a drop in visitor numbers compared to the last few years. This drop has been due to various factors, including cost of living crisis (its there), increased flight costs and unpredictability of the survival of major airlines carriers to the island, for example Rex and now whether Sharp Airlines will fly from Essendon to King Island. Adding the complication of short stay levies, which guests will have to pay on top of already high fees to get to the island, many in our opinion will travel to other destinations instead. We have had many guests intending to book our retreats and to place dates on hold while sorting out their flights, only to come back to cancel indicating the high cost of getting a family of 4 people on a plane to get to KI and return flight being between \$2500 to \$3500 not being viable. We operate luxury retreats which due to high cost of maintaining our retreats will have guests paying an additional \$ [REDACTED] to \$ [REDACTED] for a 3-4 night stay for each booking. We are barely breaking even due to the reduced numbers of guests flying in to King island It will be a disaster for many small accommodation facilities on KI such as ours. 2) The invisible compliance costs to small businesses. The short stay discussion paper purports to justify the 5% short stay levy as making it easier for people in owning their own homes and for accommodation operators in that the levy will be paid by the guests when booking though platforms such as Airbnb and Stayz and the like. We have already seen Airbnb raise it commission on bookings to anticipate these additional compliance costs and as a result businesses will either have to increase their accommodation costs to make up for the increase or accept a reduction in their profit margins if already struggling to make ends meet. Most likely on KI the latter will most likely be the case. Another complicating factor is who actually pays the levy to the SRO as the discussion paper lists exempt businesses but comes short in defining other businesses such as ours that provide all houses exclusively to guests for short terms stays. We are a commercial operation exclusively to providing visitors to King Island with accommodation, but we are not a hotel or for that matter premises that fit the described exempt criteria. We also receive 80% of our booking directly through our website managed by Little Hotelier and according to the example provided in the discussion paper we would be classified as a booking platform and therefore subject to paying the short term levy. (Example 5 and 6 in the discussion paper is confusing as to who is the booking platform) The collection of such monies (administration) even though charged to the guests

will have to be managed by the accommodation facility and not the third party in this instance. (Little hotelier manages the bookings with their booking engine but pays us directly minus their booking fees. Are we company A or B in the example provided.) Most small accommodation operators work long hours, 7 days a week at times and to add another layer of compliance to their operation will just make it all too hard, especially when operating close to break even. We need tourism to survive not only in Tasmania but especially on King Island and the last thing we need is a tax that will deter guests from visiting our wonderful state and local region. We trust and hope that the short term levy will not proceed in its present form and thorough consideration will be given to its affect on small visitor accommodation facilities Thanking you, Salvatore Giudice Ettrick Rocks King Island

Name: Clarissa Leary

Date: February 17, 2026, 4:58 AM

Email: [REDACTED]

Submission:

Dear Treasurer, To: Tasmanian Government - Short-stay accommodation levy consultation
Hello, This is my formal submission regarding the proposed 5% levy on short-stay accommodation bookings from 1 July 2026. I strongly oppose this levy. It should not proceed. Tasmanians and Australians are already paying taxes on taxes on taxes across Local, State and Federal government. We pay GST. We pay income tax. We pay council rates. We pay land tax where applicable. We pay stamp duty. We pay insurance taxes and levies. We pay fees and charges on utilities and services. Then we pay compliance costs on top. At some point it becomes unreasonable, and this proposal is another example of government reaching into people's pockets again. I do not accept the argument that short-stay hosts should carry yet another tax burden to fund government priorities. If the Government wants to support housing affordability or first home buyers, it should be addressed through broader reforms and budget choices--not by creating a new levy that will be passed on to visitors or absorbed by small operators trying to survive. If the Government is serious about fairness, start with structural reform: * Stop creating new levies and taxes. * Remove stamp duty for everyone instead of selective programs that benefit a small group while everyone else continues paying. * Review and remove outdated taxes that were supposed to be removed when the GST was introduced. Australians were told some taxes would be abolished with GST, yet over time taxes and charges have only increased and multiplied. This levy will increase costs, reduce demand, and harm tourism. Tasmania relies on tourism, especially for regional areas and small businesses. Making visitors pay more and making hosts earn less is not good policy. My position is clear: I do not support the 5% levy at all. Please abandon the proposal.
Regards, Clarissa Leary

Name: Wendy Braithwaite

Date: February 17, 2026, 4:23 AM

Email: [REDACTED]

Submission:

Please don't tax the Airbnb that are home share. Home sharers are low key who rent their residential home for a little extra money. By all means tax those who have multiple investment houses and live interstate . Thanks

Name: Lyn Kumpulainen

Date: February 17, 2026, 4:20 AM

Email: [REDACTED]

Submission:

Dear treasurer, Let me get this right! You are charging all 'mum n dad' owners of Airbnb's a levy to run their small Bnb's where the money will stay in the community but letting all hotel/motels off where the money goes overseas to large companies instead Thanks, Lyn Kumpulainen

Name: Leonie Ellis

Date: February 17, 2026, 2:34 AM

Email: [REDACTED]

Submission:

Dear Treasurer, How does this levy support tourism in Tasmania? I understand the aim is to provide support for first home buyers, but this is just robbing Peter to pay Paul. My property provides work for a number of other people. I have a co-host and cleaner (she is 60 and this is her main source of income), gardeners, window cleaners, electrician and plumber. The property is located in Lindisfarne and fully self contained therefore boosting local business sales. If the levy goes ahead I think that: the 28 consecutive day exemption should be reduced to 14 days principle residences should be exempt implementation date be moved to later in the year Thanks, Dr Leonie Ellis

Name: Sylvia Nielsen

Date: February 17, 2026, 2:22 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I feel strongly that short term accommodation at Principal places of residence should be exempt from the proposed levy. This is because it is less of a business from our own home, and rather a way of managing the high cost of mortgage payments, rates and utilities. In my case, I researched whether I could have a long-term tenant in my granny flat, but was told by two local Property Managers that I can't because the section of my home in question is not separately electrically wired (a requirement for long-term tenancy agreements in Tasmania). Most short-term accommodation at a Principal place of residence would be in the same position. Hence not adding to the current rental crisis as they cannot legally be offered to long-term tenants anyway. Short-term accommodation in stand alone houses are a completely different scenario- tangibly impacting the availability of homes for long-term rental. Thanks, Sylvia Nielsen

Name: Mandy Cruickshank

Date: February 17, 2026, 2:18 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am an old fashioned host who works with the mission statement of connection and hospitality in my own home. This requires immense skill for each individual hosting. And in some cases lot's of energy after a day of cleaning. I already keep my price way beyond the value of what I give. Thanks, Mandy Cruickshank

Name: John Thurn

Date: February 17, 2026, 2:15 AM

Email: [REDACTED]

Submission:

Dear Eric, I have recently moved interstate after having lived and invested in Tasmania since 1990. During this period, I have owned a number of properties which I have either lived in or purchased for investment purposes. I have rented a number of these properties and maintained them in good condition, only to find that on a number of occasions, they were damaged by tenants to the point whereby complete renovations were required. The last such property was in Campbell St, Hobart, which I have owned since 1990. It is Heritage Listed within Tasmania. The other remaining property is in Melville St Hobart and is also Heritage Listed. If I were to show you the condition it was left in you would be shocked. And this was after supporting the tenants for 12 weeks at a voluntary 50% reduction in rent during Covid. After 30 odd years of rentals, I believe that I had contributed to the social fabric deemed necessary as an investor in this city. I decided in 2021 and 2022 respectively to switch to STR's in order to both preserve my capital properties and to have Guests embed themselves into Hobart and it's surrounds for the benefit of all. My ratings are within the top 5%. My expenses last year were, however, both at 41% and 42% of total income prior to tax. Within these expenses, thanks to the Hobart City Council, both properties were 21% and 22% of total Expenses. It's outrageous in itself. In addition, I now have revised land Tax for the SRO and HCC Rates together that are now running at 41% and 43% of total Expenses. This is at the end of January 2026, which is barely half way through the financial year. And yet your government, which I have supported in the past, is about to fail private investment and enterprise with a 5% Levy only on STR's. I find this to be punitive, coercive and reprehensible. For a Liberal Government to harvest electoral support by harvesting the 'Low Hung Fruit' is incredibly disappointing. I have no doubt you are aware of the real primary issues surrounding the 'rental crisis' that has much legitimacy. The contribution of the STR's, certainly given my experience, gives unaccountable amounts of income to both Hobart and Tasmania. My Guests spend large amounts each day whilst here. I will look towards selling up in Tasmania as it's no longer worth my while. This is the last straw. Yours sincerely, John Thurn

Name: Marius Engelbecht

Date: February 17, 2026, 1:54 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I write to formally express my objection to the proposed 5% levy on all short-term rental (STR) properties. In recent years, it appears that short-term rental hosts have increasingly been targeted as a source of additional revenue by various authorities. Last year, Hobart City Council significantly increased STR-related rates, with further increases reportedly under consideration. TasWater has undertaken audits of STR properties and adjusted charges on the basis that a "commercial venture" is being conducted. Now, the State Government is proposing an additional 5% levy on the total cost of each stay. This accumulation of charges places a disproportionate burden on STR operators. While the proposed levy is being presented as a measure to address the housing crisis, there is limited transparency regarding how existing additional revenues collected from STR operators are being allocated. For example, Hobart City Council has not clearly detailed how increased STR rates are being used. There is concern that this proposed state levy may follow a similar path, with limited accountability. Short-term rentals continue to play an essential role in Hobart's visitor economy. During peak seasons, STR properties provide accommodation capacity that traditional hotels alone cannot meet. STR accommodation also offers a different style of lodging, often suited to families and longer stays, complementing rather than replacing hotels. It is also concerning that the draft legislation appears to be progressing rapidly without full consultation or comprehensive understanding of its broader economic implications. The proposed 5% levy applies specifically to STR properties, while other accommodation providers such as hotels and bed and breakfasts are exempt. If a bed tax is to be introduced, equity would suggest it should apply consistently across all accommodation sectors. Should this levy proceed, what safeguards are in place to ensure that it does not increase beyond 5% in future years? As structured, the levy effectively becomes a tax on turnover rather than profit, compounding existing costs and regulatory burdens. If the Government is committed to implementing this measure, consideration should also be given to restricting further fee increases by local councils on STR properties, given that a state-level levy would already apply. This would provide some certainty and stability to operators in an industry already facing escalating compliance and cost pressures. On a personal level, operating my STR has enabled me to employ local cleaners and support small local businesses by directing guests to independent cafes, pubs, and attractions rather than large corporate venues. It has allowed me to work part-time and spend valuable time with my children. A further 5% increase in costs may reduce bookings, ultimately requiring me to return to full-time employment to compensate for lost income. I respectfully draw your attention to your statement: "As a Liberal, I believe in equality of opportunity, not of outcome. If there are structural issues which lead to discrimination, then that discrimination is only truly remedied by the removal of the obstacles, not by forcing an artificial evening up of the ledger by

discriminating against others." The STR community feels that it is being singled out and unfairly burdened by this proposed levy. I urge you to review this legislation with the same commitment to fairness and equality of opportunity reflected in your inaugural speech. Thank you for considering my concerns. I look forward to your response. Yours sincerely,
Thanks, Marius Engelbrecht

Name: Rebecca Swierc

Date: February 17, 2026, 1:04 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to formally object to the proposed 5% levy on short-stay accommodation bookings scheduled to apply from 1 July 2026. While I understand the importance of supporting housing and community outcomes, this levy unfairly targets small-scale hosts and risks harming Tasmania's tourism economy at a time when many households and businesses are already under financial pressure. As a host, the income I earn is not excess profit -- it supports my ability to meet mortgage repayments, household bills, maintenance costs, insurance, and rising living expenses. An additional 5% levy will either need to be absorbed by hosts, reducing already tight margins, or passed on to guests, making Tasmania a more expensive destination compared to other states. Either outcome risks reducing bookings and discouraging visitation. Short-stay guests contribute significantly to local economies. They spend money at cafes, restaurants, attractions, retail stores, and use local services. Hosting also supports cleaners, gardeners, tradespeople, and other small businesses. A levy that reduces demand will have ripple effects far beyond individual hosts. I am particularly concerned about the proposed implementation date of 1 July 2026. Introducing this levy at the beginning of the winter off-season risks compounding the seasonal downturn and negatively impacting tourism operators and regional communities. If the Government proceeds with a levy, I strongly urge consideration of: * Delaying implementation to avoid harm during the winter period. * Exempting principal places of residence, where hosts are sharing their primary home rather than operating commercial-scale accommodation. * Ensuring the rate does not increase beyond 5% during parliamentary debate. * Preserving consistent statewide rules and ruling out restrictive measures such as night caps. Tasmania's visitor economy relies on flexible, diverse accommodation options. Small hosts should not bear disproportionate financial burden for broader housing challenges. I respectfully request that the Government reconsider the proposed levy in its current form and meaningfully address the concerns of everyday Tasmanian hosts. Thank you for the opportunity to provide feedback. Kind regards Rebecca Swierc

Name: Janet Harrison

Date: February 17, 2026, 12:54 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We have a one bedroom converted garage on the east coast of Tasmania which we have had on Airbnb for a few years. My partner is retired and I have casual work at a local bank. The income from our unit contributes substantially to our daily living expenses and having a surcharge applied will significantly disadvantage us. I agree a surcharge should apply to stand alone properties which could be rented out, but ours is our principle place of residence and could not be rented permanently. We can see the value our guests bring to the east coast in many ways. Restaurants, local shops, take away shops, and many more places which the east coast businesses rely on the get them through the slower months of the year. By applying a surcharge to our Airbnb would mean less bookings for us as we would have to increase our price which we are loath to do, Hoping you will take this onboard Kind regards Janet Harrison

Name: Janice Simpson

Date: February 17, 2026, 12:21 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to offer another view regarding short stay levies, their pros and cons. In residential areas where people are attempting to find work, short stay rentals harm the local permanent rental market and make things difficult for employees and students. An example of this would be Hobart where there are sufficient hotel beds available most of the year round. However, in rural or beach areas where there is very limited hotel accommodation, short stay rentals and the people who book them keep small communities economically strong. This is particularly so where I live. Without summer crowds, the supermarkets, cafes and bottle shops would find life hard. Added to that is the dependence some owners have on the income from short stays, and reducing that would add an additional burden to the taxpayer through increased benefits payments. There are various small businesses that have set up to provide services to the owners of short stay rentals. These include cleaning, laundry, and gardening. These businesses may be put at risk by a levy. Many travellers and tourists prefer short stay rentals as they offer access to clothes washing, cooking and the equivalent of a suite. They can also accommodate groups of people unlike traditional hotel accommodation which does not provide these basic travelling needs. I urge you to consider every aspect of this proposed levy and its fairness to property owners, small businesses and the people who live and work in rural tourist hotspots where there is no adequate accommodation to service tourist needs. Kind regards Janice Simpson

Name: Meredith Sturman

Date: February 17, 2026, 12:19 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I have owned a holiday rental for 22 years in Deloraine. I went through a Meander Valley Council DA process to establish it. When I purchased it there were very few places to stay in the town and my cottage provided, and continues to provide, short-term affordable accommodation for families travelling to the area. It also supports the income of local workers including gardeners, tradespeople and cleaners. Hotels, motels and serviced apartments are often more expensive for families as they need to book multiple rooms. Punishing only short-term rentals with a levy punishes families and makes their accommodation more expensive. I have nothing against a tourist levy to support tourist infrastructure and many cities around the world charge this. I think 5% is too high and a flat fee of \$5 per night per booking, across all types of accommodation would be more fair to families. I hope you take my feedback into account. Thanks, Meredith Sturman

Name: Nigel Hewitt

Date: February 16, 2026, 11:56 PM

Email: [REDACTED]

Submission:

Dear Treasurer, I write regarding the proposed short term rental levy and I request that you reconsider this levy. If owners bear the cost then it becomes a barely profitable exercise. If guests bear the cost then it will reduce bookings and impact tourism contradicting tourism goals. I also ask you to consider the considerable employment implications for cleaners, managers, gardeners and handyman services. This short stay levy unfairly burdens everyday owners with unpassable costs, kills bookings and harms tourism - scrap it now.
Thanks, Nigel Hewitt

Name: Jenna Chiffey-Gray

Date: February 16, 2026, 11:52 PM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to express my concerns regarding the proposed 5% levy on short-stay accommodation in Tasmania. My partner and I are both nurses living in a small apartment in Melbourne, but we are originally from Hobart and still have close family there. We are extremely fortunate to own a house in Hobart, which we worked very hard to purchase. For over 10 years, while living on the mainland, we rented the property to long-term tenants. Unfortunately, we experienced significant issues during this time, including property damage, poor property management, and unreliable tenancy arrangements. Due to these experiences, we made the difficult decision to transition the property to short-stay accommodation. We have found short-stay guests to be respectful and easier to manage, allowing us to maintain the house properly and ensure it remains in good condition. We also actively promote local restaurants, businesses, and attractions to our guests, which contributes to tourism and the local economy. Importantly, the flexibility of short-stay accommodation also allows us to stay in the home ourselves when visiting family. The proposed levy would place a significant financial burden on us. We do not own the property outright, and the income largely goes towards mortgage repayments, maintenance, and running costs. If we were to sell the property in the future, we would also face substantial capital gains tax. We are not large-scale investors or corporations--we are simply a hard-working couple trying to secure our financial future and reduce reliance on the pension in retirement. I understand the concerns around housing availability and affordability, but I am worried that this policy will disproportionately impact small, individual property owners like us rather than addressing systemic housing supply issues. I would appreciate clarity on how the funds raised by this levy will be used and how the government plans to balance the needs of tourism, housing supply, and small property owners. Thank you for taking the time to consider my concerns. Kind regards, Jenna Chiffey-Gray

Name: Christine Swan

Date: February 16, 2026, 11:51 PM

Email: [REDACTED]

Submission:

Dear Treasurer, I strongly oppose the 5 percent levy on short term accommodation. My husband and I periodically manage stays in our downstairs area of our principal residence. We are retired and this provides extra needed income. We are hard working and have paid our taxes for forty years. We are self funded retirees and by no means wealthy. Due to second marriage have another property and not eligible for a pension. Our Airbnb guests love the place a visit our local pub and cafes. The guests staying at our house are spending money in Tasmania and contributing immensely to the local economy, businesses, tourist ventures etc. Less guests will come with this accommodation increase. This implementation is too soon and will impact my winter season and future bookings. As this is our principal place of residence we won't be renting our downstairs area long term. It is unfair that this will be imposed on 'mum and dad' investor's, when hotels won't be penalised and they contribute nothing to the Tasmanian economy in the way of accommodation as most are owned by multi national companies. Its so unfair and easy to slug the little guy Thanks, Christine Swan Mike Woodmansee

Name: John Robson

Date: February 16, 2026, 11:16 PM

Email: [REDACTED]

Submission:

Dear Treasurer, My name is John and I have an Airbnb on the Tasman Peninsula. It is a meagre source of income to help pay my living costs which are already burdensome without a further tax put on it. I am a single working class person who is a gardener by trade and can little afford another tax so it will be passed on to the guests and that is unfair for them as I am sure most are in the same position as me. This tax will affect tourism to the state something that Tasmania can ill afford. On the peninsula where the house is situated there is no demand for long term rentals as there is no industry to support workers or family. To tax tourists will affect the area who's little businesses depend on them. As do the handyperson, gardener, electrician and plumber that I employ from time to time. Also I employ cleaners on a regular basis a drop in tourism will affect them. I have also employed landscape gardeners. None of this could go on if tourism drops and will affect people well beyond myself or the tourists who would visit. A 5% money grab from long suffering people under pressure from cost of living pressures could well backfire. I would like to emphasise strongly that there is no demand for any long term rentals on the Tasman Peninsula making this very unfair and random and opening the government to the charge of money grabbing. Thank you, John Robson

Name: Lee Adamson

Date: February 16, 2026, 11:08 PM

Email: [REDACTED]

Submission:

Dear Treasurer, As a STR operator, I object to the segregation of the 5% levy being applied to a single accommodation type, discriminating against a single supply group rather than being wholly applied to all accommodation services. One in, all in if a levy is to be instigated - no exemptions for any accommodation providers be it hotel, glamp or bed and breakfast - all accommodation styles. I object to centralised State funds, and would rather see a levy collected for regional use - money put back directly into the community that the accommodation is based - for regionally important goals, connecting industry & funds to community. I object to a female dominated industry in Tasmania being targeted specifically through segregation of the Levy. 70% of Tasmania Airbnbs are run by women and they will be directly impacted by user preference shifts to un-levied hotels, lose of income, and as 43% of female hosts are over 55years old with the least superannuation as a result of long term gender pay gap. I object to the levy being segregated to regional communities where most short term accommodation are located in Tasmania, adding 5% to our visitors cost if they stay in an rural/regional area rather than population centre with a hotel. I object to municipalities proposing to and collecting additional levys targeting STRs on top of a State levy such as Hobart CC double rate charge and Dorsets Waste surcharge. Double dipping fees and charges. These cash grabs do not increase public housing. In coastal areas where many STRs are intergenerational family "shacks" these costs will see them removed from availability and not sold, and reduce regional tourism revenue. These shacks and indeed prime real estate locations like Sandy Bay will not re-enter the affordable housing market. I do not object to a tourism levy which is fairly applied, is not discriminatory to a gender or accommodation type, and offers real benefits to regional economies and communities. Thanks, Lee Adamson

Name: Judy Halton

Date: February 16, 2026, 10:51 PM

Email: [REDACTED]

Submission:

Dear Treasurer, As previous small business owners for 20 years in Southern Tasmania, paying our way entirely, we find it unbelievable that now we have retired and built our own house and separate visitor accommodation to raise a small income to contribute to keeping ourselves out of the public system, (i.e. aged pension), that we will now be propping up the public coffers with a levy. To build our properties, the Kingborough Council gave us approval for the second house to be strictly visitor accommodation only and never to rent out long term. This being said, we have no choice but to use as short term. We rely on visitors to book this accommodation and we are deeply concerned that the numbers will deplete if they were to find they will be paying a 5% levy, in an already competitive market. This will not help the housing shortage. If this comes into effect, we will be seriously considering to close the property down, applying for the pension and adding further pressure to the government to support us. Thanks, Judy Halton

Name: Bret Morgan

Date: February 16, 2026, 10:33 PM

Email: [REDACTED]

Submission:

Dear Treasurer, I currently own an Airbnb in Shorewell Park Burnie named The Cozy Penguin which I have operated for over the past two years and unfortunately I will be closing the Airbnb from 2nd March and shifting to rental accommodation. I am a retired accountant and after running the stats for the past two years from my Airbnb, renting the property produces higher returns than an Airbnb. What I have found from other's in the Airbnb community is that they are not accounting for all the true costs with running an Airbnb such as Orphan nights, higher levels of maintenance and overall higher running costs including converting the time an owner will spend running their business into real running costs on the profit and loss statement. I have a full breakdown of the real costs associated with these type of business's and a further 5% Levy would further impact their business. Unfortunately, many Airbnb owners are not accounting for all the true and hidden costs associated with these business's and from my data I can prove that renting a property is a better financial decision than an Airbnb. Thanks, Bret Morgan

Name: Anthony Faulkner

Date: February 16, 2026, 10:14 PM

Email: [REDACTED]

Submission:

Dear Treasurer, Regarding the proposed levy on short stay accommodation. I find this an unnecessary grab for extra tax dollars from a government that is already under pressure by their own mismanagement of taxpayers funds. Furthermore as a short stay owner on the East Coast i feel the extra cost on tourists to this state (as well as locals) will be detrimental overall to the local and state economies. I implore you to think very hard on this matter before you act. Thanks, Anthony [REDACTED]

Name: Eileen Franks

Date: February 16, 2026, 10:12 PM

Email: [REDACTED]

Submission:

Dear Treasurer, This fee will add to the cost of accommodation in Tasmania as the fee will just get added on to the current tariff therefore making accommodation more expensive in Tasmania and run the risk of tourists not coming. I have a permanent tenant at this property who pays very low rent as she is a widow pensioner. I subsidise this by running an air bnb in a separate portion of the house over the summer months. Thanks, Eileen Franks

Name: Simon Holloway

Date: February 16, 2026, 10:00 PM

Email: [REDACTED]

Submission:

Dear Treasurer, we run a heritage listed restored stone church in Dunalley. We barely making margin as it is and already considering closing down. The entire community of Dunalley has praised us for the last couple of years for bringing in vital economy to the stores, restaurants, bakery, cafe, servo and tour spots. There is a dearth of places to stay here. If that levy is brought in it will cause us to cease and to cease having people stay in Dunalley and all head to the Port Arthur and Richmond only. This is not equitable or good experiences for the small villages! Thanks, simon holloway - St Martin's of Tasmania

Name: Evan Rolley

Date: February 16, 2026, 9:20 PM

Email: [REDACTED]

Submission:

Dear Treasurer Fully understand the fiscal challenges in Tasmania and need for additional revenue. Any short stay tax proposal shouldn't be structured so that the only effect of the tax is to deliver less income to the property owners. Typically short stay booking platforms simply take a % from the listed price of a property and property managers also take a % based on the listed pricing for the property. Any tax % should be modest (less than 3%) so as not to discourage tourists visiting Tasmania on a budget. The tax should apply to the nett price of a booking after fees for booking platforms and Management Companies and not simply be another reward for these entities whose returns are made on the advertised price for a booking. The State government's Land Tax is already a tax on a non principal residence used for visitor accommodation. In our location at Binalong Bay there are no hotels or motels or commercial visitors accomodation businesses so increasing taxes only discourages visitors and this has flow on effects to others in the supply chain...cleaners, suppliers, restaurants and other service providers. Starting a tax in winter (July) the slowest tourist time of the year is poor targeting if a government wants to encourage visitors and visitors spending in the economy. Look forward to your favourable response to these concerns and suggestions. Your sincerely Thanks Evan Rolley [REDACTED]

[REDACTED]

Name: Helen Cafe

Date: February 16, 2026, 8:51 PM

Email: [REDACTED]

Submission:

Dear Treasurer I manage approximately 20 short term accommodation sites in Derby Tasmania. The town of Derby is primarily a tourist town with the Blue Derby MTB world class trails being the reason people visit generating over 77million benefit for Tasmania. Derby is similar to a snow village where you can stay in town, and walk out the door and ride to the trailhead. As it's primarily a tourist town and quite small compared to other regional towns most locals buy in the surrounding towns. The struggle for people to buy their own home isn't too many STA's as you well know. It's the multiple complex issues of interest rates, housing prices, lack of income growth and greed of the banks and home owners wanting top dollar. By deliberately conflating these issues all you will be doing is hurting even more people trying to earn and income an never address the issues (but say you have) of people being unable to borrow to buy a home. Thanks, Helen Cafe

Name: Craig Gardner

Date: February 16, 2026, 8:42 PM

Email: [REDACTED]

Submission:

Dear Treasurer, I believe strongly that this imposed 5% levy on short stay accommodation is just another hit to hard working small businesses struggling as it is to make a decent living. Tasmania relies on its Tourism to survive and now you want to punish tourists for staying here by adding more costs to their holidays. It's hard enough already for them to get on the Spirit having to book months in advance or going on a long wait list. Now you want to add more costs to the tourists. As a Short Term Accommodation provider we are already paying 15.5% to booking agents then you want to slap another 5% on top. I realise we will not have to pay this but it's not a good look. What is this 5% levy going to pay for more pay rises for our politicians? It's just Un-Australian it's unnecessary and is going to kill tourism. Thanks CRAIG GARDNER

Name: Grace McLaren

Date: February 16, 2026, 8:36 PM

Email: [REDACTED]

Submission:

Dear Treasurer I welcome the Tasmanian Government's commitment to a simple, fair and low-rate visitor levy, along with consistent statewide rules and the rejection of restrictive night caps. Consistency across Tasmania is critical. A patchwork of local rules would create confusion for visitors and hosts alike, undermine confidence, and make compliance more difficult. Clear, uniform rules provide certainty and stability for small operators and for the broader visitor economy. However, I am concerned about the possibility that the proposed 5% levy could be increased during parliamentary debate. Even a modest increase would directly impact pricing competitiveness. Tasmania competes with other Australian destinations, and higher costs risk discouraging bookings, particularly in regional areas where tourism spending flows through to cafes, cleaners, trades, tour operators and retailers. Short-stay accommodation plays an important role in supporting the visitor economy. For many everyday Tasmanians, hosting is not a large commercial enterprise but a way to supplement household income and manage rising living costs. A higher levy could reduce demand and make it harder for ordinary households to continue participating. A low, simple, statewide levy strikes the right balance. It can contribute to community outcomes while maintaining Tasmania's reputation as an accessible and welcoming destination. I respectfully urge the Government to:

- * Maintain the levy at 5% and resist any increase.
- * Preserve consistent statewide rules.
- * Avoid restrictive measures such as night caps.
- * Continue recognising the contribution of short-stay accommodation to jobs, regional economies and household incomes.

Thank you for considering this submission. Regards Esther Grace McLaren, known as Grace

Name: Helen Hopwood

Date: February 16, 2026, 8:01 PM

Email: [REDACTED]

Submission:

Dear Treasurer, Re: Immediate Reconsideration of the Proposed 5% Charge on Airbnb Bookings I am writing to formally oppose the proposed 5% charge on bookings made through Airbnb. This measure places an unfair and disproportionate burden on ordinary homeowners and small-scale hosts who rely on short-term rentals to meet rising living costs. For many households, hosting through Airbnb is not a luxury business--it is a financial necessity. The additional 5% charge will reduce already tight margins, discourage participation, and potentially force some hosts out of the market entirely. At a time when families are struggling with inflation, mortgage increases, and utility costs, this policy sends the wrong message. Moreover, this charge risks harming local tourism and small businesses. Guests who use Airbnb frequently support neighbourhood restaurants, cafes, shops, and attractions. Reduced bookings will not only impact hosts but also ripple through local economies, undermining the very communities this policy is meant to support. If the intention of this charge is to create fairness within the accommodation sector, it is critical that policy decisions are evidence-based and proportionate. Penalising small property owners is not an effective solution to broader housing or revenue challenges. There are alternative approaches that could address regulatory concerns without placing undue strain on everyday citizens. I urge you to reconsider and withdraw this proposal. Policies that directly impact working families and local economies must be carefully evaluated to ensure they do not cause more harm than good. I respectfully request clarification on the rationale behind this measure and what assessments have been conducted regarding its economic impact. Thank you for your attention to this matter. I look forward to your response. Yours sincerely, Helen Hopwood

Name: Jeanette Thomas

Date: February 16, 2026, 5:38 PM

Email: [REDACTED]

Submission:

Dear Treasurer I oppose this levy. Trying to make ends meet running as a business instead of being a Centrelink recipient is not easy. People do not have spare cash. We keep costs down as much as possible to get bookings. Power and water are expensive commodities if which we have to use more. We do our own linen and cleaning to save costs at below minimum wage. Centrelink/ or now the old age pension has to make up deficit to make business viable whilst we try to build it up. What's the point of trying when incentives are little. Tasmanian government have stuffed up state budget with stuff ups and excessive spendings. Now you are trying to stuff up my budget. Not something you will secure a vote from me on! Thanks, Jeanette Thomas Jeanette Thomas

Name: Julie Revell

Date: February 16, 2026, 4:57 PM

Email: [REDACTED]

Submission:

Dear Treasurer, Imposing a levy of any sort on short term stays I believe would impact Tasmania's tourism, visitors already have to spend on getting here which is a higher cost than most other states as most of the time if they want to see more they have to drive, as there is no passenger trains/trams, like other states. To come to Tassie, then hire a car, then pay a levy to stay especially in small towns like Penguin, as the only hotel is more like a backpacker than anything luxury. Penguin has only one strip of shops all rely on tourism & you are going to bring this levy just in time for winter when it is already a difficult season to attract guests to some parts of Tasmania. Most short term hosts bend over backwards for their guests & as such their margins are already slim. Travelling on the Spirit is also an option to bring their car however that is hard to get onto sometimes & with the new ships coming soon prices will increase it is already difficult for some guests. We do all we can to help people who come here to go away with a feeling of warmth & welcome & would ask that you keep this in mind especially as small regional towns like ours need the tourism, it brings life to our towns. Thanks, Julie Revell

Name: Matt Butler

Date: February 16, 2026, 12:55 PM

Email: [REDACTED]

Submission:

Dear Treasurer Introducing a short stay levy, in addition to all the other fees that guests must pay, seems oxymoronic. Tasmania is a tourist state, very much reliant on visitors to our to inject much needed money into our economy and to expect to pay extra might have a detrimental affect. I can envisage visitors choosing to stay less, or for shorter periods, because of any extra costs to accommodation imposed upon them. This will have a huge effect upon both the hospitality and tourist sectors in this state which many are consistently already doing it tough the past few years. Thanks, Matt Butler

Name: Alban Johnson

Date: February 16, 2026, 12:42 PM

Email: [REDACTED]

Submission:

Dear Treasurer, Through our SMSF my wife and I operate a short stay accommodation in Queenstown. In Queenstown there is a shortage of jobs and lots of houses for sale. There are many abandoned and dilapidated houses in Queenstown. Houses in the area are cheap to buy and expensive to renovate. Short stay accommodation in Queenstown provides jobs both through the renovation of houses in poor condition and ongoing employment in cleaning and maintenance. Many visitors prefer genuine and unique accommodation in renovated houses. They don't want to stay in a caravan park or hotel. If they can't have the experience they want, this kind of visit may choose to go elsewhere. You can demonstrate support for employment on the West Coast by stopping the short stay levy, or at least limiting it to only areas where short stay accommodation is having a negative affect on local housing availability. Another side of the levy is the affect it will have on owners. If the 5% levy goes ahead, we will have to increase prices or lose retirement income. If we increase prices and manage to keep our bookings, it will tip us over the GST threshold. As only about half the expenses would be GST-claimable, this means that the total impost would be 10% (5% levy plus 5% GST). Just to keep our retirement income where it is we would need to increase bookings by at least 10%. So from the perspective of retirees, as well as the Queenstown community, please do but go ahead with the short stay levy. Or at least exempt the West Coast. Yours sincerely, Alban Johnson.

Name: Joel Challis

Date: February 16, 2026, 11:21 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to provide a submission regarding the proposed 5% levy on short-stay accommodation bookings in Tasmania, proposed to commence on 1 July 2026. We operate a small, off-grid eco-tourism tiny home in regional Tasmania. This is not a room within our primary residence, nor is it a property that would otherwise be available to a family in need of housing. It was purpose-built as a standalone, environmentally conscious getaway experience, designed to attract visitors seeking sustainable tourism in a natural setting. We invested hundreds of thousands of dollars to design, build and establish this off-grid accommodation. The project was undertaken in good faith, aligned with Tasmania's reputation for nature-based, sustainable tourism. It contributes positively to regional visitation and disperses tourism beyond urban centres. Our guests travel specifically to experience the natural environment and, in doing so, they support the local economy -- including local tradespeople involved in the build and ongoing maintenance, cleaners, nearby cafes, restaurants, tour operators and small retail businesses. For many regional communities, this type of low-impact eco-accommodation strengthens tourism during shoulder and off-peak periods. While we understand the Government's objective to implement consistent statewide rules and avoid restrictive measures such as night caps, we believe a blanket 5% levy applied equally across all short-stay accommodation is not a fair approach. There is a significant difference between: Purpose-built, off-grid eco-tourism accommodation in regional areas; and Urban short-stay properties that may compete directly with long-term housing supply. Applying the same levy to both fails to recognise these distinctions. Our tiny home does not remove housing stock from the long-term rental market and does not contribute to housing affordability pressures. A uniform levy does not account for the varying impacts different types of accommodation have on local communities. Additionally, the proposed implementation date of 1 July 2026 is concerning. Introducing the levy at the beginning of the winter off-season risks negatively impacting forward bookings during an already quieter period for regional tourism operators. We respectfully request that the Government consider: A differentiated approach that recognises purpose-built, eco-tourism accommodation in regional areas. Consideration of exemptions or alternative treatment for accommodation that is not reducing housing supply. A review of the proposed commencement date to avoid adverse impacts on the winter tourism season. Preserving consistent statewide rules while ensuring that measures remain proportionate and fair. We are proud to contribute to Tasmania's tourism offering and to operate in a way that aligns with environmental sustainability and regional economic development. We ask that the proposed legislation carefully consider operators like us, who have made substantial investments to enhance Tasmania's tourism landscape without impacting housing availability. Thank you for the opportunity to provide feedback during this consultation process. Kind regards, Joel Challis

Name: Georgie Galloway

Date: February 16, 2026, 10:55 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I'm writing to express my concern about the proposed levy on short stay accommodation. I am a mum of two young children. Having our one and only investment property and running it myself as a short term accommodation destination has allowed me to be home with my son and daughter while they are small. I do all the work, cleaning, maintenance myself and am able to have my children with me. Allowing me to make an income while not relying on childcare. We offer one of only a handful of accommodation options in the town of Carrick which in turn supports the local business of the Inn, antique store, post office, fuel station and more. It is a significant expense and an incredible amount of work to run a short stay accommodation business. But we believe that the benefits it brings to our family and our community are very worthwhile. A levy on the ability to run our small short stay accommodation would be so detrimental to our family and our town. It is so important to encourage tourists into our regional towns. I feel that of a levy must be considered there should be an exemption for rural and regional short stay accommodation. Thanks, Georgie

Name: Tim Richardson

Date: February 16, 2026, 10:50 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Your proposed airbnb levy is unfair on many operators that have an airbnb in area's outside cities where there's no long-term rental market. Please reconsider the levy to not include these areas.... Thanks, Tim Richardson

Name: Max and wendy Gillespie

Date: February 16, 2026, 10:42 AM

Email: [REDACTED]

Submission:

I am writing to advise of our opposition to the extra tax on our airbnb farm stay. We already pay gst quarterly and tax on the bit we make over the year. When we first invested in the cottage six years ago the government was pleading to anyone to help accomodate the building visitor numbers to our state, which is still happening. We already have bookings for after mid year and cannot pass on the extra tax. Let supply and demand work for those who will work! Thanks, Max Gillespie.

Name: Tom Davison

Date: February 16, 2026, 10:17 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I can't keep up with all the rules changing constantly. I believe in a level playing field and would be happy with a levy as long as it applies to all, hotel, caravan parks etc. Short stay accommodation already pays a 100% increase in its Hobart rates. We are a vital part of the economy and employ all sorts of services and are part of the reason Tasmania is looked upon favourably as a tourist destination. If short stay accommodation is pushed further out or reaches the void will be filled with more expensive hotel rooms and less tourists' experiences. Nothing I say will stop the goal posts being shifted again and again. You're only playing with my and others' life-long plans. Thanks, Tom Davison

Name: Heather Ferguson

Date: February 16, 2026, 10:12 AM

Email: [REDACTED]

Submission:

Dear Treasurer, As a full time worker, part time Zumba teacher, and Airbnb owner, I personally believe that I pay enough tax, and should be taxed further because I'm trying to make myself self funded retiree and not living off the government. My Airbnb also employees people as in cleaners linens services and hosts so I contribute to paying other people's wages as well. The levy to 5% potentially means that I may not be able to employ other people which means those people miss out on income as well? Is that something that you want to be responsible for? I vote no leave Airbnb as it is we are paying enough in fees, taxes and services. Thanks, heather Ferguson

Name: Fran Ramsay

Date: February 16, 2026, 9:58 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to object to the implementation of the 5% levy for short term accommodation rentals in Tasmania. At the very least, an exemption for those operators, like myself, who have a home sharing exemption from council approval should be considered. I rely on the income I make from sharing my home. I am not making any impact on the rental or housing crisis in Tasmania as my home would not be available for a long term rental or to purchase. Thanks Fran Ramsay

Name: Dianne Biermann

Date: February 16, 2026, 9:54 AM

Email: [REDACTED]

Submission:

Dear Treasurer I'm a Airbnb host who has been informed of the Tasmanian government's intention to add a levy/tax to Airbnb fees. I am opposed to the introduction of another fee. We already contribute to the government via Land Tax. We contribute significantly to the Launceston economy, not just from hosting the majority interstate guests, but through our contracting of gardener, commercial laundry, commercial cleaners, handyman, garbage collection, carpet cleaners, window cleaners and so on. Due to the location of our property we see ourselves as sharing an amazing accommodation opportunity for people. As this property is not our livelihood the flow on effect of reconsidering the cost/benefit of hosting would result in us removing the property from short stay accommodation. We would NOT be then making the house a rental and we would NOT make it for sale. It would be local businesses missing out on the thousands we contribute to the Tasmanian economy. Please carefully consider the downstream impact of adding fees. It certainly will not solve housing issues if that is the intention. Regards Dianne Biermann

Name: Harry Bouchier

Date: February 16, 2026, 9:44 AM

Email: [REDACTED]

Submission:

Dear Eric, I'm writing to express my concern about the proposal to introduce a levy on Airbnb hosts. I operate an Airbnb, and the income from it plays a vital role in supporting my family. This additional levy would significantly reduce what we earn and make it harder for us to keep offering our home as accommodation. Hosting on Airbnb has not only helped us financially, but it has also allowed us to share our community with travellers in a meaningful way. I've spent a lot of time travelling myself, often living out of a suitcase, and I know how refreshing and personal it feels to stay in someone's home rather than in a hotel. That kind of experience builds connection -- something I believe we need more of, not less. I understand the need for fair regulation, but I hope any new measures will consider the impact on everyday families like mine, who rely on hosting to make ends meet. A levy could unintentionally discourage people from offering quality accommodation and reduce the diversity of travel options for visitors. Thank you for taking the time to listen to the perspective of local hosts. I'd be happy to discuss this further or share more about how Airbnb has positively impacted our family and community. Kind regards, Harry Bouchier

Name: Alison Street

Date: February 16, 2026, 9:41 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We retired to Tasmania 20 years ago and we have a house in South Hobart which we AirBnb while we are away in Canberra helping raise our grandsons. We are paying land tax to the Tasmanian government and double rates to Hobart City Council. For the last 8 years, the income from AirBnB pays for just our expenses ie land tax, rates, water , electricity and maintenance. This enables us to support our daughter raising her boys in Canberra. It provides employment in Hobart as we require a cleaner, someone to wash the linen and towels and a gardener. We have 6 or 7 guests a year. staying one week or longer. Our guests are often people planning to move to Hobart or families visiting relatives in Hobart. They support the local economy by shopping, visiting local cafes and attractions and possibly by buying a house . A levy of 5% is excessive, especially on top of all the other government charges. It should be scrapped. It seems that AirBnb is just an easy target. AirBnb fills an important gap in the accommodation market. No family wants to stay for a week in a hotel with 2 young children. No family wants to stay in a hotel for a month or more while searching for a house to live in. If the levy is imposed, we have to seriously consider withdrawing our house from short term rental. This will benefit nobody. Thanks for listening to me, Alison Street

Name: Fergus Cunningham

Date: February 16, 2026, 9:34 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to you to express my opinion and heartfelt belief that short-stay Accommodation options provide an invaluable asset to the Tasmanian tourism sector. Particularly in remote regions where hotels and other accommodation options are non-existent. Short-stay rentals not only support tourists staying longer, spending more and supporting local businesses and families, but (excluding Hobart and Launceston) they are often properties in remote areas not suitable for long term rental that would otherwise be under utilised. We offer visitors to the state a personalised, family friendly and unique Accommodation option which would otherwise not be available to them. While it may be politically expedient to vilify short term Accommodation providers and wrongly blame them for the cost of living and Accommodation crisis in the state, this view is not based in facts. A short term levy on top of council compliance fees/costs, higher insurance, increasing platform fees, rising electricity and water rates and many other costs will just make the total Accommodation price untenable for guests...particularly for the many Tasmanian families that we host over summer and Christmas holidays. Should the levy go ahead, I would sincerely hope that it would be capped at 5%, with a commitment from the government that this would be fixed for at least 5 years and that the funds raised would be put aside in the budget to be spent directly on social housing projects which have been significantly underfunded in recent decades. I trust that the government will carefully consider all factors in this complex debate and not just look at it as a quick revenue raising action. The impacts to local communities/businesses and the wider tourist driven economy are far too important to ignore. Kind regards Fergus Cunningham

Name: Kelly Tatlow

Date: February 16, 2026, 9:31 AM

Email: [REDACTED]

Submission:

Dear Treasurer, As you know Tasmania has not done enough to increase housing for the Tasmanian population and despite a wonderful tourism marketing campaign, has not done enough to increase tourist accommodation for people when they book a holiday in Tasmania - airbnb accommodation owned by private individuals is helping the tourism boom and ensuring tourists are spending money, improving our economy and creating jobs. As you would know traditional tourism and holidays are shorter than 28 days. Why is the government proposing to charge tourists more money to come to Tasmania than other states? Why only charge tourists for staying in short term accommodation? Isn't a caravan or a hotel short term accommodation? If the Tasmanian government is seeking to tax tourists, why just focus on one accommodation option? Thanks, Kelly Tatlow

Name: Paul Mackin

Date: February 16, 2026, 9:30 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I think it is really unreasonable that a caravan park, hotel, etc is allowed to conduct business without any extra levies being imposed while the eMarket is continually targeted for its novelty and poor representation making it an easy target. Where I live in the Huon Valley there is one registered hotel - The Kermandie - and no other place for tourists to stay while enjoying the delights of our area. Its unfair to target us. We provide accomodation for a wealth of tourists and all at a reasonable price. There are many mainlanders and foreigners who want to enjoy the wonderful sights and experiences of Tasmania - North & South - an extra penalty for that experience will only punish mum and dad operators and ultimately reduce the financial support Parks and Wildlife direly need to maintain the invaluable service they provide. Thanks, Paul Mackin

Name: Xun Huo

Date: February 16, 2026, 9:26 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing as a Tasmanian short-stay accommodation host to express my strong opposition to the proposed 5% levy on all bookings made on or after 1 July 2026. As a local host, I have invested significant time and money into maintaining my property to a high standard for visitors to our state. Tourism is not just an industry statistic -- it directly supports families, small operators, cleaners, tradespeople, cafes, restaurants, and tour providers across Tasmania. I understand the seriousness of the housing affordability issue. However, it is not fair to place the responsibility for the housing crisis on short-stay accommodation providers. The housing shortage is a complex issue influenced by supply constraints, planning processes, construction delays, and broader economic factors. Targeting short-stay accommodation alone oversimplifies the problem and unfairly impacts small operators like myself. In reality, this levy will not be absorbed by hosts. It will be passed on to guests in the form of higher prices. Tasmania is already a more expensive destination due to travel costs, especially for interstate visitors. Increasing accommodation costs will only make visiting Tasmania more expensive and less attractive. Fewer visitors means less spending in our local communities. That affects not just hosts, but hospitality venues, retailers, regional attractions, and service providers. This does not appear to be a win-win solution. Instead, it feels like a short-sighted measure that risks harming tourism while doing little to address the root causes of housing affordability. I respectfully urge the Government to reconsider this proposal and focus instead on long-term solutions that increase housing supply and address systemic issues within planning and development.

Thanks, Xun Huo

Name: Allison Coull

Date: February 16, 2026, 9:26 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I ask, why is it necessary to impose a tax on short term rentals? These homes/ holiday homes are bringing opportunity for people to stay locally, in towns, small and big, invest in the tourism industry in the area, or even just the support to the local food outlets! Our short term rental is often used by tradies, coming to the area and looking for a clean, tidy option close to their area of work. There are minimal to no hotels available close to the area, yet you want to penalise people for choosing to stay at a place that is close to work?? The additional income our short term rental gives us is the ability to send our children through high school education, as well as allow us to support Tasmanian tourism regularly. Without the additional income we would be struggling to make ends meet, particularly with the current cost of living and rising interest rates. This decision is not one that will help, it will make holidaying unreachable for many, and prevent others from having the comforts of being able to make ends meet. Thanks, Allison Coull.

Name: Emma Young

Date: February 16, 2026, 9:23 AM

Email: [REDACTED]

Submission:

Dear Mr Abetz, I am opposed to the proposed short stay levy in Tasmania that is to take affect mid-year and am concerned of the impact this will have not only on our Airbnb, but to other small, family run short stays in the state. Not only am I short stay operator, I am also a parent, partner of a veteran, community volunteer and advocate. I operate our Airbnb on our property and place of residence to help make ends meet in this increasing cost of living crisis. Our small business greatly contributes to the local economy and area - guests are encouraged to enjoy coffee and meals at local businesses in the Huon Valley, as well as stock up on local fresh produce from small growers and stores. As hosts, we promote local cider producers, wineries, restaurants, cafes and tourist attractions, ensuring guests spend their money where it has the greatest impact and creates and supports local jobs. An introduction of this proposed levy will have a huge impact on winter bookings - our busiest time of the year. Majority of guest bookings at short stays in Tasmania, like Airbnbs, are for 2-7 nights. This comprises of families, couples and friend groups making the most of school holidays and annual leave allowances. Majority of tourists to Tasmania simply do not have 28 days annual leave to use for this levy to not apply to us. Whilst I support the regulation of short stay properties in our state, this proposed levy that will not apply to hotels is not only going to negatively impact families and individuals that host at their primary residence, simply trying to help make ends meet, but other small businesses within our communities. Thanks, Emma Young.

Name: Peter Murphy

Date: February 16, 2026, 9:13 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Dear sir. Im a builder who had an accident leaving me with a spinal injury. My rental in Bicheno Tasmania is my only income and im trying hard not to become a burden on society. I could easily purchase a better principle place of residency, collect a pension and get NDIS. I dont and do my best. But im hand to mouth and winter is really tough for income. I understand the housing debate, but some of us work hard to provide a quality service thats our only small income. Increases like your proposal and other expenses are forcing me to do re think. I hope you consider what effect this may have. Kind regards, Pete Murphy. Thanks, Peter Murphy

Name: Rob Di Francesco

Date: February 16, 2026, 9:01 AM

Email: [REDACTED]

Submission:

I am strongly opposed to a 5% levy being placed on short stay accommodation! We already pay: company tax, income tax, land tax, GST. On top of this the costs of running short stay accommodation are considerable and its very hard to make ends meet. Instead, place a levy on all the people who sleep in their campers and caravans all over Tasmania in unauthorized areas... you'd raise plenty! Thanks, Rob Di Francesco

Name: Eliza Di Francesco

Date: February 16, 2026, 8:52 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I strongly oppose the levy being brought in for Airbnbs. We already pay council rates, water, gas, electricity, land tax, GST, personal income tax and company tax. It is hard enough to make a living in this country without you adding to the pressures and taking even more. Thanks, Eliza Di Francesco

Name: Virginia Scholz

Date: February 16, 2026, 8:40 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Please consider the importance of short stay accommodation. Particularly for families that need to cook while they're travelling and older people that also need to budget with being able to prepare their own meals. My little Airbnb provides income for my husband and I as pensioners, provides income for a Cleaner and the Laundry and the Mowing man. Our property is situated in a small country town that has very limited accommodation elsewhere. The bulk of our travellers are budget conscious families and pensioners. There is much more to be considered before you implement this 5% levy. Tasmania is quite an expensive place to get to and having a levy on accommodation may have a dramatic effect on visitor numbers. Thanks, Virginia Scholz

Name: Kelly Proposch

Date: February 16, 2026, 8:35 AM

Email: [REDACTED]

Submission:

Dear Treasurer, The proposed levy of 5% is in my opinion a double taxation of income and should not be imposed upon Australians like myself who are attempting to meet the high cost of living by sharing their primary residence with visitors on a short term basis. Thanks,
Kelly Proposch

Name: Matt Stephens

Date: February 16, 2026, 8:14 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I have concerns on the levy , form your consideration; Understand the levy is designed to be paid by guests rather than property owners to fund first-home buyer assistance. Indirectly I have converts it will affect Tasmanian property owners , cleaners and staff associated with short stay . Support steps for first buyer assistance , however I think the burden should be born by all Tasmanians , as opposed to guests at Airbnb's which may be Tasmanian anyway has a broader levy be considered , such as a smaller amount per vehicle registration or other method . Thanks, Matt Stephens

Name: Natasha Locke

Date: February 16, 2026, 8:11 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We have been renting out our spare bedroom on AirBnB for the past 8 years and are shocked to hear that the Tasmanian government wants to charge a 5% levy on all short stay accommodations. We have a beautiful corner of Hobart and love to share our special spot with our guests. When we renovated our home we put extra money into a guest bedroom with ensuite to have this small income stream. As a stay at home mum with no regular job, managing the AirBnB space has allowed me to earn a modest amount to help support my family. A 5% levy would take money directly from our pockets, discourage tourists from visiting Tasmania and stop us from hiring cleaners. We already pay tax on all income earned through hosting. I strongly feel that any levy should not apply to people hosting at their principal place of residence. I hope you can take this into consideration before tabling this bill. Sincerely, Natasha Locke

Name: Belinda Davey

Date: February 16, 2026, 7:50 AM

Email: [REDACTED]

Submission:

To The Treasurer of the Tasmanian Government, I am writing to you as I have some concerns about the proposed 5% levy that is being proposed on short term accommodation in Tasmania. Firstly, the proposed implementation date, being the 1st of July 2026, is too short and could significantly impact bookings over the upcoming winter period, decreasing potential income. Secondly, we already pay tax on income earned through our short term rental and this additional levy would be unfair and discriminatory if other accommodation providers such as hotels, motels, serviced apartments etc do not have to pay it. Thirdly, I don't think that this levy should apply to short term rental accommodation if it is a hosts principal place of residence. A hosts principal place of residence should be exempt from the proposed 5 % levy. Income we receive from our short term rental not only assists our family with the high cost of living at the moment, but it also helps to support other local business's in our area including cleaning/maintenance companies, cafe's, bakeries, supermarkets, and specialty shops. The proposed 5% levy will lead to reduced bookings, which in turn will lead to a reduction in the local economy. Thank you for allowing me to provide you with some honest feedback. I hope this helps and I hope this change won't be implemented. Kindest Regards Belinda Davey.

Name: Glenn Hadolt

Date: February 16, 2026, 7:46 AM

Email: [REDACTED]

Submission:

Dear Treasurer, This is an update of my past submission with clearer formatting:)

Submission on Proposed 5% Levy on Short-Stay Accommodation

1. Introduction I support the Government's objective of improving housing affordability and supply in Tasmania. However, I respectfully submit that the proposed 5% levy should distinguish between: * Whole-dwelling short-stay accommodation (non-hosted), and * Hosted home-share accommodation within a principal place of residence. These activities are materially different in their impact on housing supply and in their economic character.

2. Official Data Context Total Dwelling Stock (ABS 2021 Census) Region Total Private Dwellings Tasmania (Statewide) 258,611 Greater Hobart 94,980 (Source: Australian Bureau of Statistics, Census 2021) Short-Stay Listings (CBOS - Quarter 20, Jul-Sep 2024) * Total short-stay listings in Tasmania: 7,630 * Non-primary residence listings (whole dwellings): 3,773 (49.45% of all listings)

3. Reprocessing Against Total Housing Stock Tasmania (Statewide) Category Number % of Total Dwellings Total short-stay listings 7,630 2.95% Whole-dwelling listings (non-primary residence) 3,773 1.46% This shows: * All short-stay listings combined represent less than 3% of Tasmania's total housing stock. * Whole-dwelling listings -- the category most likely to affect housing supply -- represent approximately 1.5% of TOTAL DWELLINGS statewide. Greater Hobart (Illustrative Context) If the 7,630 listings were concentrated in Greater Hobart (94,980 dwellings), the upper-bound scenario would be: Category Number % of Hobart Dwellings Total short-stay listings 7,630 8.0% Whole-dwelling listings 3,773 4.0% In reality, listings are distributed statewide -- meaning Hobart's actual percentage is lower than this upper-bound scenario.

4. Policy Implication The key housing supply concern relates to whole dwellings removed from long-term rental or owner-occupier use. However: * Hosted home-share accommodation (rooms within a principal residence) does not remove a dwelling from the housing market. * A spare bedroom being let to visitors does not reduce dwelling stock. * Such activity typically generates modest household income for retirees, families, or owner-occupiers. In contrast: * Non-primary residence whole-dwelling listings (~1.5% of total dwellings statewide) represent the category with potential housing supply implications.

5. Proportional and Targeted Policy Design Using this framing, the levy should: * Focus on whole-dwelling commercial short-stay operators, where housing supply impact is most direct; and * Exempt genuine resident-hosted home-share activity, which has negligible effect on housing availability. A flat levy across all forms of short-stay accommodation does not distinguish between: * Commercial operators removing dwellings from the housing pool, and * Retirees or families letting spare rooms in their own home.

6. Personal Context In my own case: * My wife and I have provided 17 properties to the long-term rental market. * Only 2 properties are furnished short-term rentals. * My family home has capacity to let two bedrooms on a short-stay basis. * My wife and I are retirees seeking to remain

self-funded. Our hosted home-share activity does not reduce housing supply. It supplements retirement income. 7. Proposed Refinement I respectfully propose that: * The 5% levy apply to entire dwellings that are not the host's principal residence. * Hosted accommodation within a principal place of residence be exempt. This approach: * Aligns the levy with its stated housing objective. * Targets the small proportion of dwellings (~1.5% statewide) most relevant to supply impact. * Avoids unintended consequences for modest home-share participants. Thanks, Glenn Hadolt

Name: Felicity Dawson

Date: February 16, 2026, 7:43 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I believe that if a levy is introduced, it should be simple, fair and set at a low rate. It should not be allowed to be increased as many visitors would be put off by an added cost. Already certain areas have fewer visitors (such as Bruny Island) in the winter season, solely because of the increases in the ferry fares. Many weekend visitors from Hobart think that the added ferry cost makes their weekend to the island too costly. So an added levy will make tourists think twice. As well, many visitors have booked ahead for their winter breaks, therefore the implementation date should not happen in the off tourist season. I also believe that having short stay guests in your principal place of residence is totally unfair and the levy should not apply. Should a levy be required and I rented rooms, I would stop having guests, those rooms I rented would be vacant, as a pensioner I would have no pocket money, and no one wins. As a pensioner I earn well under a taxable income and I would not be able to have a longterm tenant without affecting my income. I have irregular short term guests (of which I inform Centrelink) so I can control my income below a taxable annual amount. I understand also that the levies are the responsibility of the landlord to inform the tax department. For me personally, this is annoying because as a pensioner I earn under a taxable income. I have been retired for more than twenty years and really do not wish to restart doing tax returns. Thanks, Felicity Dawson

Name: Sam Tomkinson

Date: February 16, 2026, 7:27 AM

Email: [REDACTED]

Submission:

Dear Treasurer, My partner and I previously ran several successful Air BnB's in Victoria, before moving to Tasmania. The introduction of an Air BnB in Victoria had a noticeable impact on demand for our accomodation, the profitability of our business, and ultimately contributed to our decision to relocate our Air BnB based business to Tasmania. I would ask that you DO NOT support the introduction of any additional tax or levy on Air BnB or short stay accomodation businesses in Tasmania. Such a tax will negatively impact our business, tourism, and I believe damage the overall Tasmanian economy. I invite you to contact me if you would like to discuss this correspondence, or if you require further information. Kind regards Sam Tomkinson

Name: Laura Coombe

Date: February 16, 2026, 7:27 AM

Email: [REDACTED]

Submission:

Dear Treasurer, As a Tasmanian short-stay host, this levy would place additional financial pressure on small operators already navigating rising costs including insurance, maintenance, utilities, compliance, and cleaning. Unlike large commercial accommodation providers, many of us are individuals supplementing income through properties that also require ongoing investment and upkeep. Short-stay income directly supports my household and enables reinvestment into property maintenance, local trades, cleaners, marketing services, and tourism-related spending. The economic benefit extends beyond my own circumstances and contributes to visitation and expenditure in regional Tasmania, particularly in areas such as Bruny Island and other tourism-dependent communities.

Thanks, Laura Coombe

Name: Andrew MacDonald

Date: February 16, 2026, 7:27 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We are vehemently opposed to a short stay levy being applied to people hosting, particularly at their principal place of residence. The income we make helps to support my partner and I in our retirement, as the cost of living crisis is hitting hard for those on limited income. Hosts like us would be forced to increase the rates to cover the levy, making it even more expensive and out of reach for every day Australians wanting a short getaway. Thanks, Andrew and Kaz MacDonald

Name: Wendy Lane

Date: February 16, 2026, 7:23 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am really concerned about the proposed levy on short term stays in Tasmania. This will impact us financially especially since the proposed time frame is over the winter season in Tasmania. My husband and I operate an Airbnb space in the lower level of our home. This has enabled us to stay in our family home into our retirement, with the additional income that short term stays makes for us supplementing our pension. We are careful to declare this income to Centrelink and in our tax. Surely an additional levy is not necessary and will negatively impact our guests since we will need to pass the additional cost onto our guests. In turn this will undoubtedly impact tourism across Tasmania and unfairly targets those who are working hard to make ends meet. Thank you for your careful consideration. Wendy and Mark Lane.

Name: Esther Griggs

Date: February 16, 2026, 7:23 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am strongly opposed to the proposed 5% Levy for airbnbs. I run and operate Orchards Nest Airbnb and it's already hard enough to make a profit without imposing more taxes. Why airbnbs and not hotels and motels and other accomodation places?? What difference is there between a short stay accommodation run by a single person and a short stay accommodation like a hotel? We have enough taxes, source your revenue from other places! Thanks, Esther Griggs

Name: Rhys Sharman

Date: February 16, 2026, 7:20 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I hope you're well. I'm writing to express my concern about the proposed 5% levy on short-stay accommodation, particularly for my property in Penguin. Since I began hosting short stays, key factors have hit my income. The logging of the forest, nearby which once was a draw for guests, has greatly reduced bookings. Roadworks in the area have also cut down my revenue. This property, on farmland, is a crucial income source, especially as farming becomes less profitable. With rising interest rates, the financial pressure could grow even more. I want to highlight that I am not alone other small operators across the state face the same challenges. This levy risks undermining the livelihoods of many like me who rely on short stays to stay afloat. I respectfully urge you to reconsider the levy, as its impact could be devastating. Thank you for your time and understanding. Kind regards, Thanks, Rhys Sharman

Name: Matthew Cubitt

Date: February 16, 2026, 7:15 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I write as a small short-stay accommodation operator in West Launceston. If the Government considers a visitor levy necessary, it is essential that the policy be designed around fairness and competitive neutrality. In its current proposed form, the 5% levy appears to apply to short-stay residential properties while excluding hotels, motels and serviced apartments. That approach creates a structural pricing distortion. Two properties offering identical short-term accommodation -- one a hotel, one a short-stay dwelling -- would be taxed differently. This is not neutral tax design. It unfairly burdens one accommodation class and advantages another. If the objective is revenue generation from visitors, then the levy should apply consistently across all short-term accommodation providers. If the objective is housing policy, then it should be addressed transparently through planning and supply mechanisms -- not indirectly via selective taxation. A well-designed levy should be: * Broad-based * Low-rate * Neutral in application * Simple to administer Selective application risks reducing small-operator viability while delivering competitive advantage to larger commercial operators. Tasmania's tourism sector is strongest when policy settings are clear, consistent and even-handed. If the levy proceeds, I respectfully request that it apply equally to all short-term accommodation providers, including hotels and serviced apartments. Yours sincerely, Matthew Cubitt
Gorge Townhouse West Launceston
Thanks, Matthew Cubitt

Name: Meg Sulzberger

Date: February 16, 2026, 7:14 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to express my strong concern regarding the proposed 5% tax on short-stay accommodation providers. I operate a very small bed and breakfast, generating approximately \$[REDACTED] per year, which constitutes my sole source of income. I am a single mother and already meet all of my existing tax obligations from this amount. This proposal does not impact "wealthy investors" as suggested -- it directly affects ordinary local people like myself who rely on modest short-stay income to remain financially viable. I own only one property, which is my only asset, and the income from this accommodation is what allows me to service my mortgage. An additional tax burden of this nature would significantly undermine my ability to continue operating and maintaining my home. If the intention of this policy is to ensure greater contribution from wealthy operators, it is difficult to understand why large hotel chains and substantial commercial accommodation providers are not being targeted in the same way. These entities have far greater financial capacity to absorb additional costs, unlike small, owner-operated establishments. This proposal risks penalising local families and individuals rather than addressing housing affordability or wealth inequality in any meaningful way. I urge you to reconsider the structure of this tax and its unintended consequences for small-scale operators who are already doing their part. Thank you for taking the time to consider my concerns. Yours sincerely, Meg Sulzberger

Name: John Panton

Date: February 16, 2026, 7:13 AM

Email: [REDACTED]

Submission:

The above levy will have a detrimental effect on the tourist industry as well as people trying to make ends meet, so private residents should be exempt. Thanks, John Panton

Name: Dennis Harding

Date: February 16, 2026, 7:10 AM

Email: [REDACTED]

Submission:

We are a retired couple living on a pension & are renting our room down stairs of our residence to make some extra money to contribute to the cost of living . We are not in favour of a 5% levy Thanks, Dennis Harding

Name: Kathryn Law

Date: February 16, 2026, 6:52 AM

Email: [REDACTED]

Submission:

Dear Treasurer, These are the reasons I believe the 5% tax is discriminatory to small business owners like myself who run a BnB business- 1. The tax unfairly affects people who have BnBs, it does not effect the big end of town. Often these businesses are based overseas with the profits flowing out of the country 2. All my profits are poured back into the properties. The money employs local people including the Blueline laundry. 3. I operate as a small business & I am being discriminated against for having a go 4. I already pay double rates with the Hobart City Council for my BnBs 5. I pay over \$[REDACTED] in land tax & I've paid this whilst being an landlord 6. I cannot afford to be a landlord due ro the taxes & rates I am forced to pay. It got to the point where I was supporting people to live in my houses 7. I have limited rights as a landlord & have previously had my houses damaged from people keeping pets 8. I am of retirement age & whilst these are not in a self managed super fund they will cover my retirement & prevent me from being a burden on society 9. I cannot sundivide my land at either place because of the rules the Hobart City Council has applied to the properties. So basically if you impose this on me you will be discriminating against a local Tasmanian. I am not weathly, I have put all my money into these houses all my life & now you are going to destroy my business. Doing this will cause you to lose votes & support from traditional liberal voters. Regards Kathryn Law

Name: Ann-Maree Macdonald

Date: February 16, 2026, 6:44 AM

Email: [REDACTED]

Submission:

Dear Treasurer, we are a retired couple trying to make ends meet. We used my super to buy a small shack at Verona Sands to be closer to my grandchildren in Hobart. (As we can't afford a house in Hobart) To help pay for rates and the extra LAND TAX we chose to ABNB it , but we are struggling, please don't add this to the list of associated costs.

Thanks, Ann Macdonald

Name: Xiao Lin Li

Date: February 16, 2026, 6:38 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing to express my concerns as a local Airbnb host on the above matter. Currently, I share a part of my primary residence on Airbnb. I am unable to rent the space for a long term lease, as family members will live with us when they visit from time to time during the year. There has been a significant decrease of bookings since the global pandemic. For instance, in 2025, no guest bookings were between February and July. The proposed 5% levy will increase the nightly rates, and drive local Airbnb hosts, like me, out of the business. I believe the levy should not apply to people hosting at their principal place of residence. Thanks, Xiao Lin Li

Name: Katrina Mason

Date: February 16, 2026, 6:35 AM

Email: [REDACTED]

Submission:

Dear treasurer I do not approve this rebate at all. I occasionally make no money from my Airbnb due to power and repair costs. Mine is part of my family home and helps slightly to raise my income. It is only one bedroom. Why does the government deserve financial gain from my hard work and my property. I already pay rates and taxes on these short stays. I feel very sad that again the government is taking from those that try to bring in a little extra finances. Thanks, Katrina Mason

Name: Jason Saunders

Date: February 16, 2026, 6:33 AM

Email: [REDACTED]

Submission:

Dear Treasurer, We hope that you will consider the implications of a short stay levy in tasmania and in particular rural Tasmania. The cost of travelling in Australia is very expensive. One of the greaest expenses is accommodation. Tasmania relies on tourism in a big way and families like ours that offer budget accommodation in rural areas rely on those tourists. Rural towns thrive if accommodation is available and in budget. Tourists will stay, rather than just visit or pass through. We understand the lack of housing in capitals like hobart and launceston, if it comes down to a levy, then there should be some exemptions. 1. If a property is not in a city, then it should be exempt. 2. If the accommodation is a cabin that is purpose built and has not taken away an existing house from the rental market or buyers market. It should be exempt. I look forward to your reply and hope that any final decisions on a levy are fair for each case and take these factors into consideration, rather than being a blanket rule. Thanks Jason Saunders

Name: Anna crotty Crotty

Date: February 16, 2026, 6:30 AM

Email: [REDACTED]

Submission:

Dear Treasurer, The only asset I have is my home. I do not have savings or superannuation. I am one of many woman who have worked extensively all their working life to stay off welfare whilst bringing up my children without any support from their highly paid fathers. I sacrificed so much to ensure I had my house paid off as I thought in old age I could take in boarders or rent part of my house as I could not afford superannuation. It is not possible to stay in my house if I cannot have the full income of Airbnb. All my earnings including my aged pension go back into my community. Imposing this levy once again cheats woman such as myself who has endeavoured to stay off welfare as much as possible while the fathers of my children both professional men get tax breaks for rental properties in the form of negative gearing. I plead with you not to impose this levy on women who erk out a meagre living by renting out the front bedrooms of their only and primary residence. Anna Crotty

Name: Esther Kieft

Date: February 16, 2026, 6:26 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing regarding the proposed 5% levy on short-term accommodation to be implemented on or after 1 July 2026. My husband and I would like to share our circumstances and respectfully express our objection to this proposal. We purchased our property in Chudleigh and invested approximately \$[REDACTED] into improvements, engaging local tradespeople to complete the work. Ongoing management of the property is handled by a local team from Chudleigh and Mole Creek during guest bookings. We are proud to support the local economy in this way. We are currently the only short-term accommodation provider in Chudleigh. Our guests contribute directly to local businesses, including cafes, shops, and tourism operators, during their stay. We believe this plays a meaningful role in supporting the small and regional communities that rely on visitor spending. We are concerned that introducing a 5% levy will further increase costs for guests and may discourage visitation to Tasmania, a state that relies heavily on tourism. Additionally, due to substantial increases in property prices in recent years, offering the property as a long-term rental is not economically viable. Even operating as short-term accommodation, the property currently does not generate a financial return once all expenses are accounted for. We respectfully ask that you reconsider the impact this levy may have on small, regional operators like us and the broader communities that benefit from tourism. Thank you for your time and consideration Esther Kieft

Name: Heath King

Date: February 16, 2026, 6:22 AM

Email: [REDACTED]

Submission:

Hi Treasurer Eric Abets I just writing to advice im not in favour of the 5 percent fee being brought in on short stay accomadation. I feel people would be less likely to book accommodation with me if i rised my accomadation prices by 5 percent and it would reduce the amount of people visiting the state thefore less money will be spebt in the local economy. Income from hosting helps pay my loan, any increase will very likely reduce my occupancy rate meaning i could potentially need to sell the property. The increase of 5 percent would also see a decrease to visitors in the area, this would also play a roll in how much people are spending in local cafes and reduced work for cleaners and other small businesses. The additional 5 percent tax would put a strain on my finances which is already hard enough to budget with the rise in rates, Fuel, power, groceries and general cost of living expenses that have all risen You could also mention that: An implementation date of 1 July 2026 is too soon and could impact bookings through the winter season. This type of levy should apply to larger accomadation chains only, not mum and dad Investors with 1 airbnb on the short term market. Thanks Heath King

Name: Mary Young

Date: February 16, 2026, 6:18 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I strongly oppose an introduction of a 5% levy to short term hosting in place of residence. This will impact both host and guests who are looking for affordable accommodation, that is comfortable and not a hotel/motel. Hosting offers so much more than just a "stay". These guests contribute heavily to the local economy, international visitors love to stay in an Australian home to get a feel for our culture and lifestyle. These guests may pay less for accommodation that frees their finances to enjoy all that Tasmania has to offer. As a host of 10 years, the income has supplemented my part time teaching. Now I'm retired it supplements my pension. **DO NOT IMPLEMENT THIS LEVY TO HOME HOSTS.** Thank you Mary Young

Name: Nicole Brumby

Date: February 16, 2026, 6:17 AM

Email: [REDACTED]

Submission:

Dear Treasurer, My property is in Maydena. I use it as an airbnb while I'm in the city so my children can attend school. Hobart was too expensive to buy a home, so I bought somewhere cheaper. The levy would hurt and I may not be able to pay my rent in Hobart while my children are in school, as well as the house payments. Airbnb helps cover the costs so we can make ends meet and I can still be a home owner. Thanks Nicole Brumby Brumby

Name: Lyndall Farrell

Date: February 16, 2026, 6:15 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am writing in relation to your proposed levy to be implemented on AirBNB accommodation in Tasmania. This is yet another penalty to be imposed on property owners/hosts who are providing quality accommodation options for families and/or larger groups. As tourism is a major economic contributor to the Tasmanian economy why would we implement this? You are penalizing a small portion of the population who provide alternative accommodation options for visitors to Tasmania in the hope that they will open these houses to the long term rental market. The current housing crisis has not been caused by Mum and Dad investors pivoting and finding alternative ways of supplementing their income by offering another accommodation option for tourists who simply do not wish to stay in a hotel. Tourists and hosts contribute a significant amount of money to the Tasmanian economy, which in turn is utilized to provide useful services, health, education etc, for the residents of Tasmania. As it currently sits, with the projected influx of visitors to our state to watch AFL/VFL football and perhaps spend a few extra days traveling around we already do not have enough accommodation options to house them. Thanks, Lyndall Farrell

Name: Jeremy Ferguson

Date: February 16, 2026, 6:08 AM

Email: [REDACTED]

Submission:

Dear Treasurer, As a 35 year old business owner and family man, a fellow Liberals member and VP for prosser branch. I also own an airbnb property that I continually operate. This 5% short stay policy proposal is not one that i would back. After the seemingly endless years of Federal mismanagement and the egregious manner of which the federal treasury department does not seem to understand the basics of economics. Only the value of their seat. The result is the invention of new taxes for the sake of new taxes. They're going to tax the middle class until there is revolt. The more government intervention in the free market enterprize, the harder everything becomes. History has proven this time and time again. At state and federal level, businesses must be encouraged for inovation in a free market. So a 5% levy is just a gateway to be exploited in the future once implemented. And the people that suffer, are those that are trying to have a go. Middle class working people. Lets not forgot, "The Rich" do not waste their time with airbnb. This policy targets the wrong demographic in our society. It certainly will not have any effect on the housing crisis as a whole. It's just a money grab from fair people. Thanks, Jeremy Ferguson

Name: Nicole Jennings

Date: February 16, 2026, 6:07 AM

Email: [REDACTED]

Submission:

Dear Treasurer, With regard to the short stay levy, I understand the reason behind it - but only partly so. We've had a couple of airbnb's in Glengarry over the last 5 years but as of this year they will both revert to permanent rentals. There is already marginal demand for accommodation in the off - season in Tassie which makes making ends meet hard for short term accommodation and we could directly see the positive impact having visitors stay in the area was having on the local cafes and shops in Exeter. I can understand if a levy was applied for the high season but not so much the low. Thanks, Nicole Jennings

Name: Caleb Elcock

Date: February 16, 2026, 6:07 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I do not support the 5% levy on short stay accommodation especially on properties where there is limited or no hotel or motel options nearby. This is especially the case in areas like Dover Tas. Further a levy is not likely to promote long term accommodation availability. The better option would be for pressure to be applied to local councils in approving housing supply by expediting applications to build houses. Thanks,
Caleb Elcock

Name: Bronwen Watson

Date: February 16, 2026, 6:06 AM

Email: [REDACTED]

Submission:

Dear Treasurer Airbnb keeps Tourist dollars in the State Airbnb turns wage slave ALP supporters into Small Business People who vote Liberal Airbnb allows women to be financially independent home makers Airbnb means a parent is at home when children go to school and importantly when they come home from school Airbnb allows a parent to be there for their children with home cooked meals Airbnb helps to diminish juvenile misbehaviour and improve children's health by being there Or does the Government want Tourist dollars going to the mainland or worse overseas? Does the Government want to stop people from trying to improve their lot and be less dependent on Government? Does the Government want 'Latch key Children' and juvenile crime? Does the Government want to be seen to keep the little woman under the thumb? It's every economists dream to have the home actually being a revenue creating asset contributing to the wealth of the State. Does the government want to ensure that the wealth tied up in houses remains unproductive in economic terms? Finally the imposition of the tax paints the Government as: Anti women Anti good health outcomes for children Anti self help Anti wealth retention within the State Anti small business Pro Labor Pro the big end of town Pro juvenile crime Well the big end of town does not vote but the mums and dads with their Airbnb do. I want you to think about that. Thanks, Bronwen Watson Bronwen Watson

Name: Rosemary donald

Date: February 16, 2026, 6:04 AM

Email: [REDACTED]

Submission:

Dear Sir, My husband and I are on part government pensions and our home share Airbnb income helps us greatly with our household budget. Please could home share arrangements be exempt . Yours faithfully Rosie Donald

Name: Ani Havlat

Date: February 16, 2026, 6:03 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I have been hosting for over 10 years and my bnb income supports me to live in my home. I have an exemption as is fair. The bnb is part of my primary place of residence and complies with thr original idea of hosting travellers in apart of ones home. If at all, I think this levy should only be applied to those hosts who do not also live in the same residence. Where a host does not meet exemption requirements then a 5% is possibly reasonable as long as all other bon exempt accommodation providers pay the same. I recognise that houses have been purchased soley to rent on accommodation platforms and this is not in keeping with the idea of home sharing. There is a room tax in many cities in the world. Consistency , fairness and equal opportunity for all hosts is paramount. Thank you Thanks Ani

Name: Fiona Perrin

Date: February 16, 2026, 6:02 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am an Airbnb Super Host the income from which, while modest compared to some, provides significant support for my family. Offering a beautiful space for guests to stay in this stunning east coast location is crucial for the visitor economy. Travelers are looking for personal contact with knowledgeable locals and Airbnb accommodation is the ideal solution. Airbnb hosting supports local economies especially small businesses like cafes, supermarkets, petrol stations and mechanics, chemists, local tourism businesses, all of which are in my small community, and I know have been used by my guests. I am concerned that an increase to the costs for guests to stay by way of the proposed 5% tax is unfair and that potential guests may be dis-incentivised to stay not only at my own Airbnb but to visit the state as a whole. I am unsure why you are considering to penalise small operators in this way. I feel the implementation date of 1 July 2026 is too soon and could impact bookings through the winter season and that the levy should not apply to people hosting at their principal place of residence which applies to myself.

Thanks, Fiona Perrin

Name: Mitch Becker

Date: February 16, 2026, 6:01 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I'd like to make comment that the proposed date for 1 July is too soon and will have impact on winter tourism. I'd also like to make comment that it should not apply to primary dwellings, principle properties. This is how I afford to pay my mortgage. I work two jobs and bnb my home when I'm working. It's the only way I can meet the financial demand of my mortgage and household costs. Please only implement the 5% to people who are using it as an investment property, not people that look be at their homes and are trying to help leasing the financial strain. The cost of living is so difficult at the moment! Thanks,
Mitch Becker

Name: Wayne Johnson

Date: February 16, 2026, 6:00 AM

Email: [REDACTED]

Submission:

Dear Treasurer, we have a dedicated area under our house fitted out for family and friends plus casual BNB accommodation. We do not let the BNB when we are not here (an Insurance condition) and we never have or never will use the space for long term rental, we prefer our privacy plus the accommodation is not suitable for long term, it is only 45 square metres and has no wardrobe space. Hitting us with a 5% levy, in my opinion, is totally unfair. If we had a separate dwelling / flat that could be used for long term rental and used it solely for BNB income I consider the levy may be justified but in our case, not at all.

regards, Wayne and Petra Johnson

Name: Samantha Olah

Date: February 16, 2026, 5:58 AM

Email: [REDACTED]

Submission:

Dear Treasurer, While I understand you wanting to tax STA properties to increase your revenue - please take into account that we already pay DOUBLE rates to our councils. This would be double dipping. The levy would not reduce the number of investment properties used as STA by owners in order to increase your rental properties available. As a previous real estate agent in Bridport many investors purchased a beach house investment home to use as their holiday house personally and to also STA as it helps with tourism demand in the area as well as paying for bills. By adding a levy as well as the council doubling rates this will not entice these holiday homes to convert them to long term rental, all that will happen is they will leave them empty and reduce the availability of accommodation for tourism. I run two STA properties in Derby - this town has 70,000 mountain bikers each year - the town is regional so does not have hotels or motels but relies SOLELY on STA properties for accommodation for tourists. To add a levy as well as double rates would increase the nightly rate charged to tourists leading to a reduction in visitation numbers as there are cheaper states and MTB areas to visit. These policy decisions seem only to try and address the long term rental problem in city areas and do not consider that there are NO other alternatives in regional areas. If you want to add a levy then make it mandatory for the councils to remove the double rates for STA properties. This would be very unfair. If STA properties are charged a levy then so should motels and other short term accommodation offerings. OR make it a double rates rule across the state and not the levy. You are not a double dip state so dont start to be one. The cap would also not work as regional areas rely solely on these accommodation options for towns to survive. We are not Melbourne or Sydney. When considering please look at the differences between Hobart and Launceston vs Derby or Bridport. Many thanks in advance. I would like to be added to the list to be updated on progress. [REDACTED] Thanks, Samantha Olah

Name: Robert Grant

Date: February 16, 2026, 5:49 AM

Email: [REDACTED]

Submission:

Dear treasurer I am retired and don't receive government subsidy and relying on my small income from my Airbnb property. This 5 % levy well reduce my income. I do not support the levy. Thanks, Robert Grant

Name: Julie Nolan

Date: February 16, 2026, 5:46 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I absolutely disagree with there being additional levies applied. I have an Airbnb property in Melbourne as well. They have introduced the levy there and it has absolutely killed my revenue. I do not receive any bookings through Airbnb since this levy was applied. I work hard in two jobs already to keep afloat and I am nearly 60 having worked all my life since 12 yrs old. I have three jobs if I include my properties. Hard workers like me do not need to be penalised anymore than what we already are with taxes etc. DO NOT add this levy! Help those who help themselves! Not the ones who sit back and do nothing but get everything given to them. I am open to being contacted if you need further information. Thanks, Julie Nolan

Name: Aimee Woods

Date: February 16, 2026, 5:43 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Our short stay accommodation income is used to make ends meet, pay the mortgage and every day expenses. The people that come to our area spend time and money in our local businesses and support tourism in the area. Our short stay accommodation is part of our primary residence and built specifically for us to add additional income as the cost of living sky rockets. This 5% levy should not be applicable to primary residences as people are doing all they can to make ends meet. Thanks Aimee Woods

Name: Robert Woolf

Date: February 16, 2026, 5:39 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I understand a levy on short stay accommodation is under consideration. As a long-term regular visitor and investor in Tasmanian real estate, we are already subject to land tax, and at a rate higher than applies in other states. As it is, providing quality short stay accommodation in Tasmania is a marginal financial proposition. A further impost will exacerbate the situation, inevitably lead to sales of this stock, reducing tourism infrastructure capacity. Perhaps government could focus more on the expenditure side of the budget, the red boats/Devonport or upgrading Bellerive in preference to a \$1bn new stadium, where the yield from value management is greater. Rather than imposing a further impost on the sector that feeds the Tasmanian economy. I'd be happy to discuss.
Robert Woolf Projects + Infrastructure Sydney

Name: Beate Fenton

Date: February 16, 2026, 5:37 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Currently the income from hosting is affording us to top up our basic pension as we don't have any super to draw on. The proposed levy of 5% may sound small but it will reduce our small income even further and make it harder to make ends meet. The implementation date of 1 July 2026 is way too soon and could impact negatively on bookings through the winter season, which Tasmania is known for. I host within my primary residency and the levy should not apply to people hosting at their principal place of residence. Providing accommodation in the region (The Huon Valley) is definitely contributing to visitors staying for at least a few days in our local area, therefore supporting the local community such as small business, farmers, cleaners, tradespeople, cafes, galleries, artisan craftspeople, wineries etc. etc. Thanks, Beate Fenton

Name: Celia Fuller

Date: February 16, 2026, 5:33 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I believe a levy on Airbnb will create less accommodation/homes being available to those needing holiday, work groups, short term respite . A levy will only push up the accommodation prices as owners do their best to safe guard survival income. I have been a host for two years we see many work crews come to our area unable to find the usual places to stay. They work for businesses that are all trying to make ends meet. Additional fees don't help anyone. As Hosts age, it gets harder to hold down full time work hours and the airbnb community has allowed those who are sicker, have injury or for any other reason cannot work larger hours for survival find airbnb a way to take pressure off. I know many hosts who rent their personal home out and stay with their family, friends or caravans just to make ends meet. This new Tax levy will push hosts to give up on their generosity to general public as they share their dwelling and before you know it the state will not have enough tourist accommodation. I think the state needs to proactively ensure more tourist accommodation is built and provided, if you wish to minimise Airbnb use.

Thanks, Celia Fuller

Name: Paul Crosby

Date: February 16, 2026, 5:30 AM

Email: [REDACTED]

Submission:

Dear Treasurer, My wife and I strongly disagree with proposal of a short stay levy. This is our only source of income after 44 years of working and paying taxes, this is an impost that will decrease visitor numbers, decrease our already meagre income and result in us finding it even harder to meet the cost of living increases. Thanks, Paul Crosby

Name: Norman Blackburn

Date: February 16, 2026, 5:29 AM

Email: [REDACTED]

Submission:

Dear Treasurer, My wife and I operate an airbnb from our principal place of residence. We are a retired couple that owns their own home but have limited assets other than our home. Our main source of income is derived from the aged pension which barely covers our ever increasing cost of living. The airbnb supplements our cost of living and without it we will really struggle to live a modest life style. We enjoy hosting people from all walks of life and lots of different countries , we promote Tasmania as a wonderful place to visit and enjoy our unique lifestyle, we are genuinely ambassadors for our state, we meet every guest and guide them around our magnificent state (our term for Tasmania) is "Gods Country'. Please do not apply this levy as Airbnb's are a crucial part of promoting Tasmania and worth a lot more than your 5% levy. People who use hotels, motels, serviced apartments, boarding houses, camping grounds and hostels do not receive the welcome and guidance that visitors receive from an airbnb host. Thanks, Norm & Trish Blackburn

Name: Karen Stephenson

Date: February 16, 2026, 5:28 AM

Email: [REDACTED]

Submission:

I am a Airbnb host with a flat below my home I live in as a [REDACTED] This is my only income and may impact my income I don't have a superannuation nor do I get any government assistance I'm not sure if a flat in my home will be given the 5% tax but it could greatly hurt me in the future if so. If I continue to do well through Airbnb like I am now, I will never need government assistance. Thanks, Karen Stephenson

Name: Jane Crosland

Date: February 16, 2026, 5:26 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I am sure you are aware that tourism hot spots in Tasmania are short of accommodation in peak times. We offer unique local experiences for tourists, give work to the community and supplement our own seasonal income. This will hurt tourism as prices will just go up to cover the levy. Let common sense prevail please, this is a very unfair tax particularly for those of us who host on our own residences. We are not all cashed up shackies. Thanks, Jane Crosland

Name: James Setori

Date: February 16, 2026, 5:23 AM

Email: [REDACTED]

Submission:

Dear Treasurer, I'm an owner and host of an Airbnb in Strahan. This brings in majority of my income for me and my family. This 5% hike will only get passed onto guests and will hurt the tourists all year round in our area. It won't make people turn their air bnbs into long turn rentals in our area if that's what it is set out to do. Cheers. Thanks, James Setori

Name: Sue Hobeck

Date: February 16, 2026, 5:07 AM

Email: [REDACTED]

Submission:

Does this levy apply to those Airbnb hosts who live at property? Thanks Sue Hobeck

Name: Rian Lowe

Date: February 16, 2026, 4:56 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Imposing a 5% levy on short stay accommodation facilities is another money grabbing exercise to hat the liberal government is famous for!! How about you support the already struggling industries that accommodate for tourism instead of penalizing them!! I don't support the levy at all and will ensure to vote against liberal party in the coming election. Thanks, Rian Lowe

Name: Michelle Rowe

Date: February 16, 2026, 4:43 AM

Email: [REDACTED]

Submission:

Dear Treasurer, Thank you for the opportunity to provide feedback regarding the proposed short-term rental levy. As a local host in Burnie, hosting income plays an important role in supporting my household and family. Like many small-scale operators, this income helps cover rising living costs, property expenses, and the ongoing investment required to maintain safe, high-quality accommodation. Hosting also contributes meaningfully to visitation in our local area and supports regional tourism. In a lower socio-economic community like Burnie, this visitor flow is particularly important. Many of our guests would not otherwise stay in the region, and their presence brings valuable spending into the local economy. The flow-on economic impact of hosting is significant. We employ local cleaners, engage a local baker to prepare treats for guests, regularly purchase flowers, maintain smoke alarm monitoring services, and ensure fireplaces are professionally serviced. Each of these requirements supports small local businesses and trades. In addition, we actively recommend local cafes, restaurants, and service providers to our guests, further directing spending into the Burnie community. Importantly, our accommodation fills critical short-stay gaps in the region. We regularly host travelling tradespeople -- including solar installers, plumbers, and other specialists -- who come from larger cities to work locally for short periods. There is strong demand for flexible stays of less than 30 days. Most critically, our hosting supports the needs of visiting healthcare professionals connected with the local hospital. It can be very difficult for visiting nurses, doctors, and specialists to secure suitable short-term accommodation in Burnie, and our Airbnb plays a key role in helping meet this need. I am concerned that additional taxes will place further pressure on small regional hosts and could threaten the viability of continuing to operate. This risks reducing visitor numbers, workforce accommodation options, and the broader economic benefits that flow into communities like ours. I would also like to highlight the following points for consideration: An implementation date of 1 July 2026 is too soon and could disrupt forward bookings, particularly through the quieter winter season were small towns need the revenue more than ever! It is important that the government preserves consistent state-wide regulation and rules out restrictive measures such as booking caps. Thank you for considering the perspective of regional hosts. I would welcome balanced policy settings that recognise the important role responsible short-term accommodation providers play in supporting tourism, workforce mobility, and local economies. Thanks, Michelle

Name: Cheryl Lee

Date: February 16, 2026, 4:42 AM

Email: [REDACTED]

Submission:

Dear Treasurer Once again instead of taking money off the large organizations you are going to take it off the everyday person who is trying to get by. I myself put most of what is earned through renting out 1 bedroom in my home to wildlife rescue efforts. But I am the sort you are about to place a levy on. Why not leave people like me alone and place it on those with 4 or more bedrooms. Hitting accommodation with this is going to damage people travelling here as most have already suggested that they find visiting Tasmania quite expensive. Speak to the small everyday people before doing this please Thanks,
Cheryl Lee