



Short Stay Accommodation Register

Discussion Paper



Contents

- Contents 2**
- Executive summary 3**
 - Discussion Questions 3
 - Reading and responding to this paper 4
- Introduction 5**
- Current requirements 6**
 - South Australia 6
 - Interstate arrangements 6
- Proposed requirements..... 7**
 - Introduction of a SSA Register in South Australia..... 7
 - SSA Register Requirements..... 7
 - SSA Code of Conduct 8
 - Transitional provisions..... 9
 - Compliance and Enforcement 9
 - Other Considerations..... 9

Executive summary

Australia's *A Better Deal for Renters* was a National Cabinet initiative announced in August 2023 as part of a broader response to the national housing and rental affordability crisis. The policy emerged in response to several structural pressures in the rental market, including historically low vacancy rates, rapid rent increases, and inconsistent tenancy protections between jurisdictions.

The initiative sought to create a more consistent and balanced rental framework across states and territories by recommending consistency amongst tenancy laws and housing standards whilst also strengthening renter protections.

South Australia has already progressed a number of reforms aligned with the recommendations which resulted from *A Better Deal for Renters*, including:

- banning rent bidding practices and increases of rent more than once annually;
- increasing rental assistance support;
- improving handling and destruction requirements for tenant personal data;
- introducing minimum housing standards;
- more consistent eviction framework; and
- protections for vulnerable tenants, particularly victim-survivors of domestic violence.

Short stay accommodation (SSA) has become an increasingly important policy issue in South Australia because of concerns that properties are being diverted from long-term rentals.

The establishment of a SSA Register for these properties, along with other related reforms, is being introduced to ensure a legitimate future for the SSA sector through greater regulatory oversight and enable levers for government to address long-term rental supply imbalances with a targeted evidence-based approach.

Feedback is now being sought from those providing and using SSA, as well as legal professionals, local councils, industry bodies, consumers, and interested members of the public.

Discussion Questions

- Q1: Should the register be publicly available? Alternatively, should this be limited to a public register about disciplinary action and those who have been excluded from providing SSA?
- Q2: Are there any criteria which you believe should or should not be included in the definition of an SSA property?
- Q3: Are the proposed registration requirements achievable? Will these create any unintended barriers for individuals or businesses?

- Q4: Do you agree with the proposal for local councils to oversee registration and renewals?
- Q5: What concerns, if any, do you have regarding these proposed requirements?
- Q6: Do you support the introduction of a Code of Conduct for the Short Stay Accommodation sector?
- Q7: If supported, would you prefer the Code of Conduct to be uniform for all Short Stay Accommodation properties in South Australia?
- Q8: Are there any particular issues with the use or management of Short Stay Accommodation properties you would want to be considered in drafting a Code of Conduct?
- Q9: Are there any factors which may affect an individual or corporation from complying within the proposed timeframe?
- Q10: What transitional provisions may be required? And why?
- Q11: Do you have any concerns about the enforcement of a Short Stay Accommodation Register?
- Q12: Are there any other elements relevant to the scope of this paper that should be considered?

Reading and responding to this paper

The model and the questions posed in this paper are a guide only. You do not need to respond to every question. You can make comment about any related topic where no question is provided. Where possible, submissions should provide reasoning for the position that is suggested, and examples or evidence that supports this position. If responding to a particular question, please include the question or section reference.

Feedback can be provided via email to: CBSReforms@sa.gov.au

Or via YourSAy at: <https://yoursay.sa.gov.au/short-stay-accommodation-register>

Submissions are due by Friday, 30 October 2026.

Your submission or its contents may be made publicly available. Submissions may be subject to Freedom of Information and other laws. If you would like your submission to remain confidential, please clearly state this in the submission and provide your reasoning.

Introduction

In response to *A Better Deal for Renters*, South Australia undertook a parliamentary inquiry into the SSA sector. The inquiry examined the impacts of platforms such as Airbnb and Stayz on housing affordability, neighbourhood amenity, tourism, and regulatory oversight.

Key recommendations and reform directions emerging from the inquiry included:

- creation of a statewide registration scheme for SSA;
- mandatory safety standards;
- a code of conduct for hosts and guests;
- registration or licensing fees;
- improved data collection and transparency;
- stronger compliance and enforcement powers; and
- consideration of incentives to return properties to the long-term rental market.

The inquiry reflected growing concern that unregulated SSA can reduce the supply of traditional rental housing, particularly in high-demand urban and tourism areas, and recommended the introduction of a SSA Register.

The Government is aware of concerns within the community relating to the ongoing distress and disruption that SSA has caused for some residents. Reported issues include frequent loud gatherings, amplified noise, and unreasonable interference with the use or enjoyment of land.

The absence of this regulatory framework may serve to increase the risk of consumer harm and non-compliance.

This review considers the current planning and regulatory framework for short-term rental accommodation and the supply of long-term rental accommodation. It aims to explore ways to better balance the housing needs of the people of South Australia with the benefits that tourism brings to the state.

As such, stakeholder feedback is sought on whether minimum compliance requirements should be met prior to a property being granted unrestricted registration on a SSA Register. The Government of South Australia welcomes your feedback and input on the issues raised.

Current requirements

South Australia

Under current legislation, there is no instrument that enables the Government of South Australia to establish a registration scheme for SSA to effectively regulate the industry. In the absence of a legislated registration framework, CBS has limited capacity to collect consistent data on SSA properties, verify compliance with minimum standards, or either directly take or refer enforcement action where issues arise.

Experience from the regulation of other industries shows that clear registration and compliance requirements can lead to increased consumer protections. It also helps ensure that consistent standards are met across industry and promotes accountability and consistency across operators—building confidence among consumers and the SSA industry.

Interstate arrangements

The following table outlines the schemes relating to a SSA Register throughout Australia.

Jurisdiction	Requirements
New South Wales¹	• Mandatory statewide short term rental accommodation (STRA) register, administered through the NSW Planning Portal, introduced in 2024. • Hosts must register premises before offering STRA and a 180-day cap for non-hosted STRA in Greater Sydney (unless exempt). • Mandatory Code of Conduct applies to hosts, guests, and booking platforms.
Queensland²	• No statewide register, primarily regulated at a local level. • Higher council rates apply to certain properties in popular areas such as Brisbane City and the Sunshine Coast.
Tasmania³	• No statewide register, primarily regulated at a local level. • Regulated through planning schemes and higher council rates in some areas, such as Hobart. • Notification to some councils is required for new properties when commencing visitor accommodation if the use is permitted without a permit.
Victoria⁴	• No statewide register, regulation relies on councils and statewide levies. • A 7.5% short stay levy commenced from 1 January 2025 alongside a 1% property tax on vacant properties.
Western Australia⁵	• Mandatory statewide STRA register. • Hosts must register premises before advertising or accepting STRA. • Councils may impose caps (no statewide cap). • Mandatory Code of Conduct applies to hosts, guests, and booking platforms.

¹ *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (NSW) – STRA registration provisions; State Environmental Planning Policy (Housing) 2021; Code of Conduct for the Short-term Rental Accommodation Industry under the Fair Trading Act 1987 (NSW).*

² <https://www.planning.qld.gov.au/planning-issues-and-interests/short-term-rental-accommodation-review>.

³ *Land Use Planning and Approvals Act 1993 (TAS).*

⁴ *Short Stay Levy Act 2024 (VIC).*

⁵ *Short-Term Rental Accommodation Act 2024 (WA).*

Proposed requirements

Introduction of a SSA Register in South Australia

The State Government is introducing a SSA Register, which will require registration of all SSA properties in South Australia. Before properties can be advertised for use as SSA, host platforms will need to ensure that the property has been correctly registered.

Introducing such a requirement would bring South Australia into alignment with other Australian jurisdictions, such as New South Wales and Western Australia. Registrations must remain current and be renewed to stay compliant with the SSA Register requirements.

Q1: Should the register be publicly available? Alternatively, should this be limited to a public register about disciplinary action and those who have been excluded from providing SSA?

SSA Register Requirements

When applying to the SSA Register, individuals and corporations will be required to provide relevant information relating to each property, including:

- the name and address of the host of the property;
- contact details for the property owner;
- the address of the property;
- the type of residential accommodation;
- how the property is being used, e.g., hosted or non-hosted short-term rental accommodation;
- information relating to minimum housing standards to the extent applicable; and
- any relevant supporting documentation.

Consideration is being given to empowering councils to oversee registration and renewal on a central register, with necessary amendments to be made to the Local Government (General) Regulations 2013 to add SSA as a separate land use category.

This information will be collected for reporting and compliance activities, and certain information will be made available publicly on the CBS online register. Provision may also be made to include additional reporting, such as requirements on host platforms to provide data on SSA properties being advertised on their platform and SSA owners to provide annual reports on property usage and revenue.

The online register is intended as a consumer protection and verification tool. It will enable potential guests, members of the public with concerns and host platforms, to confirm whether a property is properly registered and compliant with the relevant regulatory requirements. It is not designed or maintained as a commercial directory, promotional platform, or form of advertising for property owners.

Upon the commencement of the SSA Register, registration of a new SSA property will attract an application and registration fee. Upon registration, councils will have the option to apply their own land use codes for SSA properties, and to determine rates and charges to be imposed.

Relevant individuals and organisations will need to complete an annual return and pay an annual return fee to maintain their property's registration on the SSA Register. These amounts will be used to help cover the costs of managing and operating the SSA Register and related activities. The annual registration fee is intended to be set and collected by councils, within a range determined by the Minister for Consumer and Business Affairs. Further consideration will be given to the fee structure as this matter progresses.

Any future amendments to SSA policy may alter the level of compliance and administrative oversight required. Consequently, registration fees could be revised to reflect any increase in these operational demands. The information requested and costings relating to the SSA Register may be subject to change following stakeholder consultation and evolving engagement requirements.

Q2: Are there any criteria which you believe should or should not be included in the definition of an SSA property?

Q3: Are the proposed registration requirements achievable? Will these create any unintended barriers for individuals or businesses?

Q4: Do you agree with the proposal for local councils to oversee registration and renewals?

Q5: What concerns, if any, do you have regarding these proposed requirements?

SSA Code of Conduct

The introduction of new provisions relating to SSA would also allow for the introduction of a Code of Conduct (Code). If introduced, the Code would outline the standards, principles, and expected behaviours of SSA owners and users, and establish clear expectations relating to compliance with the relevant SSA laws and regulations.

The use of a Code creates a framework for promoting accountability, transparency, and integrity. The Code would also assist in addressing common concerns and complaints received by stakeholders in relation to SSA, including issues relating to noise, cleanliness, and the use of SSA properties.

By providing a shared and reasonable set of standards, a Code can encourage consistency across the SSA sector and support a positive and responsible operating environment.

Q6: Do you support the introduction of a Code of Conduct for the Short Stay Accommodation sector?

Q7: If supported, would you prefer the Code of Conduct to be uniform for all Short Stay Accommodation properties in South Australia?

Q8: Are there any particular issues with the use or management of Short Stay Accommodation properties you would want to be considered in drafting a Code of Conduct?

Transitional provisions

As South Australia does not currently have a SSA Register, the Government of South Australia acknowledges that the introduction of this framework will require individuals and organisations reasonable time to understand and meet any associated compliance or operational requirements, and to complete their registration.

To support a practical implementation process, a transitional period of 6-12 months following commencement of the SSA Register is proposed, to allow for any adjustments that may need to be made. During this period, stakeholders will be provided sufficient opportunity to complete registration processes.

CBS will provide further guidance, support materials, and implementation timelines throughout this process to assist stakeholders in understanding expectations and preparing for full compliance under the new SSA Register framework.

Q9: Are there any factors which may affect an individual or corporation from complying within the proposed timeframe?

Q10: What transitional provisions may be required? And why?

Compliance and Enforcement

Penalties will be introduced under the new scheme for hosts and owners who make their dwelling available for SSA but do not register the dwelling on the SSA Register.

Where a Code is implemented, councils will share compliance and enforcement responsibilities with CBS. Councils will manage complaints relating to alleged breaches of the Code, and CBS will undertake compliance activities relating to SSA registration.

While CBS will take an education-first approach during the transition period, CBS will thereafter investigate where alleged breaches are reported and undertake any appropriate enforcement action.

Q11: Do you have any concerns about the enforcement of a Short Stay Accommodation Register?

Other Considerations

The proposed changes to the SSA sector will provide flexibility for future policies to be pursued.

Any additional feedback, comments, or input from stakeholders that may not already be addressed within this discussion paper are welcome. CBS values ongoing stakeholder engagement, and any further perspectives or considerations provided will assist in ensuring that all relevant matters have been appropriately considered and reflected where necessary.

Q12: Are there any other elements relevant to the scope of this paper that should be considered?