



# Short Stay Transitory Rating Category

Council's rating system differentiates properties based on their use. Short-stay transitory properties differ significantly from residential and commercial properties in scale, infrastructure demands, and overall community impact. This is why they require their own rating category.

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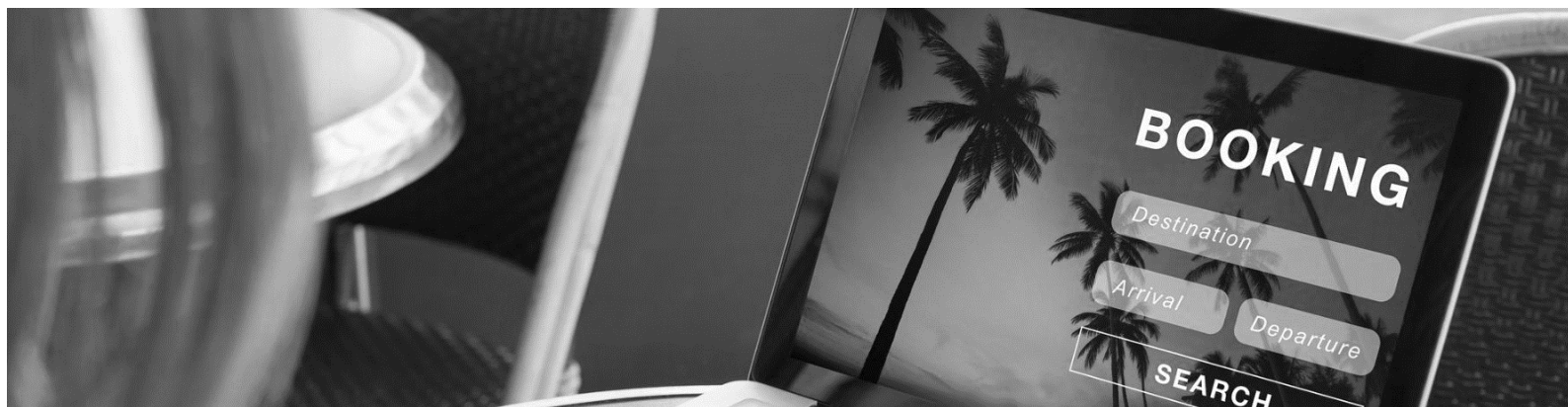
## What is a short stay / transitory property?

A short stay / transitory property typically refers to residential dwellings (such as houses or units) that are rented for short-term accommodation. These are often through platforms like Airbnb or Stayz. These properties are usually not the primary place of residence of the owner and may be investment properties and rented out for short stays.

## How is a short stay / transitory property different from a residential property?

The short stay / transitory rating category aims to reflect the unique characteristics of holiday letting properties, which have a higher impact on infrastructure and different usage patterns compared to standard residential properties. Short stay properties, although income-generating, are:

- Still residential in nature
- Not always in continuous operation
- Subject to different planning and regulatory frameworks.



### Why the different rates for short stay transitory properties?

Council charges a higher rate in the dollar for short stay properties based on rating equity and to ensure everyone pays their share for the services they use. Key reasons include:

- **Impact on infrastructure:** Since more people tend to use these short stay properties, they tend to generate more consistent or intense use of roads, waste, and other community infrastructure compared to local residents.
- **Partial or seasonal use:** May be part-time or seasonal, unlike full-time commercial businesses.
- **Community balance:** Council wants to strike a good balance. We welcome visitors and it is equally important to ensure housing availability for permanent residents is prioritised so that all sectors contribute fairly to the infrastructure and services they benefit from.

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#### For more information

go to Short Stay Letting at [noosa.qld.gov.au](http://noosa.qld.gov.au) or visit Council's offices 9 Pelican Street, Tewantin.

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