

Fact Sheet 5: Home Hosted Visitor Accommodation

Noosa Plan 2020 – As amended 20 March 2026

What is a Home-based Business?

Under *Noosa Plan 2020*, residents are permitted to operate a **home-based business**¹ provided it remains a small-scale activity that is clearly subordinate to the primary residential use of the dwelling. This includes small-scale enterprises such as home offices, personal services, or **home-hosted accommodation** (e.g. bed and breakfast-style stays).

What is home hosted accommodation?

Home hosted accommodation means the provision, or making available, of premises:

- (a) for use by 1 or more persons (each an occupant), other than the owner of the premises, for less than 3 consecutive months; and
- (b) which comprise
 - (i) a habitable room at residential premises, for example, a bedroom, studio or cabin; or
 - (ii) bed and breakfast style accommodation; and
- (c) where the person in charge of the premises resides at the premises whilst the occupant uses the premises.

Can I let my entire home or granny flat for home hosted accommodation?

No. The short-term letting of an entire dwelling (including *secondary dwellings*/granny flats), where the host or resident is not present, is separately defined as *short-term accommodation*² under *Noosa Plan 2020*. This is not considered a *home-based business*.

Do I Need Council Planning Approval?

Council planning approval requirements depend on the zone of the property and whether the business

meets the accepted development requirements under *Noosa Plan 2020*.

If your *home-based business* (home-hosted accommodation) complies with these requirements, planning approval is not required. However, if it does not meet the accepted thresholds, a development application must be submitted.

Refer to Table 1 (below) for levels of assessment applicable to home-based business - **specific to home hosted accommodation only**, and Part 5 of *Noosa Plan 2020* for zone-specific benchmarks.

Are additional approvals required for Home Hosted Accommodation?

Home-hosted accommodation requires approval under Council's *Short Stay Letting or Home Hosted Accommodation Local Law*. For further information on the approval requirements under the local law refer to <https://www.noosa.qld.gov.au/short-stay-letting-home-hosted-accommodation-local-law>.

This Fact Sheet is intended to assist with interpreting Noosa Plan 2020 and **should not be solely relied on to inform decisions**.

Prior to making decisions or undertaking any development, it is strongly recommended that applicants:

- Review all the requirements of Noosa Plan 2020, and/or
- Seek advice from a qualified planning professional.

Noosa Plan 2020 is available online at: www.noosa.qld.gov.au/noosa-plan-2020

For further information or assistance, contact Council's Development Assessment team:

☎ (07) 5329 6500

✉ planning@noosa.qld.gov.au

¹ Refer to Fact Sheet 4 – Home-based business

² Refer to the Noosa Plan 2020 – Short-term Accommodation Guide

Noosa Plan 2020 – Home Hosted Visitor Accommodation

Table 1: Levels of Assessment for Home-based Business (Home Hosted Accommodation)

LOW DENSITY RESIDENTIAL ZONE
<p>Accepted Development subject to requirements: Where home hosted accommodation and:</p> <ul style="list-style-type: none"> (a) operated within a portion of an existing dwelling; and (b) no more than two guest bedrooms are available for letting. <p>Refer to Table 5.5.1 of Noosa Plan 2020 for further requirements</p>
<p>Code Assessment (application to Council required) If not meeting the above accepted development requirements and benchmarks listed in Table 5.5.1 of Noosa Plan 2020</p>
MEDIUM DENSITY RESIDENTIAL ZONE
<p>Accepted Development subject to requirements if:</p> <ul style="list-style-type: none"> (a) operated within an existing dwelling or associated building; and (b) no more than one visitor attends the home-based business on the premises at a time. <p>Refer to Table 5.5.2 of Noosa Plan 2020 for further requirements</p>
<p>Code Assessment (application to Council required) If not meeting the above accepted development requirements and benchmarks listed in Table 5.5.2 of Noosa Plan 2020</p>
HIGH DENSITY RESIDENTIAL ZONE
<p>Accepted Development subject to requirements if:</p> <ul style="list-style-type: none"> (a) operated within an existing dwelling or associated building; and (b) no more than one visitor attends the home-based business on the premises at a time. <p>Refer to Table 5.5.3 of Noosa Plan 2020 for further requirements</p>
<p>Code Assessment (application to Council required) If not meeting the above accepted development requirements and benchmarks listed in Table 5.5.3 of Noosa Plan 2020</p>
RURAL ZONE
<p>Accepted Development subject to requirements: Where home hosted accommodation and:</p> <ul style="list-style-type: none"> (a) operated within a portion of an existing dwelling house; and (b) no more than three guest bedrooms are available for letting. <p>Refer to Table 5.5.13 of Noosa Plan 2020 for further requirements</p>
<p>Code Assessment (application to Council required) If not meeting the above accepted development requirements and benchmarks listed in Table 5.5.13 of Noosa Plan 2020</p>
RURAL RESIDENTIAL ZONE
<p>Accepted Development subject to requirements: Where home hosted accommodation and:</p> <ul style="list-style-type: none"> (a) operated within a portion of an existing dwelling house; and (b) no more than three guest bedrooms are available for letting. <p>Refer to Table 5.5.14 of Noosa Plan 2020 for further requirements</p>
<p>Code Assessment (application to Council required) If not meeting the above accepted development requirements and benchmarks listed in Table 5.5.14 of Noosa Plan 2020.</p>