

Short-term accommodation and AirBnB

AirBnB

'AirBnB' is a business name and not a planning term. Ultimately the town planning requirements will be determined by how the business is operated and the zoning of the specific property.

Types of short-term accommodation

The two (2) main types of accommodation uses are home-based business or short-term accommodation.

A **home-based business** is for a traditional bed and breakfast (B&B) where the owner lives on the property and the accommodation is subordinate to the residential use of the premises.

Shot-term accommodation is when a dwelling house or unit is rented for less than three (3) months or where the accommodation use is not subordinate to the dwelling house or unit.

Home-based business

A home-based business means *'the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises'*.

City Plan includes a home-based business code and the purpose is to ensure a home-based business *'does not unduly affect the amenity of the surrounding area'*.

Accepted subject to requirements

In a residential zone, it is possible no town planning approval will be required if the B&B adopts the acceptable outcomes of the home-based business code. You can find more information at the helpful links below.

Home business code assessable

If the B&B does not adopt one (1) or more of the applicable acceptable outcomes, a material change of use application will be required. This application will assess the relevant performance outcome(s) that corresponds with the acceptable outcome(s) that has not been adopted.

Short-term accommodation

Short-term accommodation means:

- a) *'...the use of premises for –*
 - i) *providing accommodation of less than 3 consecutive months to tourists or travellers; or*
 - ii) *a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but*
- b) *Does not include a hotel, nature-based tourism, resort complex or tourist park.'*

A development application for material change of use for short-term accommodation will be required, however the type of application (code or impact assessable) will depend on the zoning of the property. Information on zoning of properties can be found on Council's Red-e-map webpage.

Food licencing

If the business involves the preparation or sale of food for guests, a food licence may be required under the *Food Act 2006*.

Advertising signs

Advertising signage is regulated under Subordinate Local Law 1.4 (Installation of Advertising Devices). You can find further information about advertising signage at the website link detailed below.

Helpful links

Please refer to the Redland City Council website for further information.

City Plan:

https://www.redland.qld.gov.au/info/20292/redland_city_plan/914/redland_city_plan

Home business checklist:

https://www.redland.qld.gov.au/info/20203/commercial_projects/480/home_based_business

Local Law – advertising

https://www.redland.qld.gov.au/info/20166/business_support_and_advice/299/advertising_signage

Further assistance

You can review your property on Development.i and/or Red-e-map.

If you need further assistance, you can contact us on 07 3829 8999 or email rcc@redland.qld.gov.au

