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SHORT-TERM ACCOMMODATION CHANGES HELP LEVEL PLAYING FIELD FOR STRUGGLING HOTELS

The state's top tourism accommodation body says NSW is inching closer to a properly regulated short-term accommodation sector which would help "level the playing field" for the struggling hotel industry.

Tourism Accommodation Australia NSW has led the way in making strong advocacy efforts for the industry in relation to the NSW Government's Code of Conduct for the Short-Term Rental Accommodation Industry.

TAA NSW CEO Michael Johnson said the Code - expected to be released later this year - will finally introduce obligations for hosts, guests, on-line booking platforms and letting agents, as well as a complaints process for breaches.

"While the Code has been delayed, it's been pleasing to see amendments to the *Fair Trading Act 1987*, *Strata Schemes Management Act 2015* and the *Residential Tenancies Act 2010* recently commence," he said.

"Owners' corporations in NSW will now be able to pass by-laws prohibiting short-term rental accommodation within their schemes (in lots which are not the principal place of residence of the host). Further, short-term rental accommodation arrangements of three months or less will not be regulated under the residential tenancies laws. We welcome these moves.

"TAA thanks the NSW government for the amendments – particularly at this difficult time for our sector.

"We look forward to changes in planning laws including registration and a new state-wide definition of short-term rental accommodation, as well as new 'exempt' and 'complying' approval pathways which allow short-term rental accommodation within day limits.

"With the new code of conduct, registration and planning laws in place we can finally hope to see a regulated short-term rental accommodation environment which actually complements the embattled accommodation sector as opposed to putting jobs at risk and disrupting residential areas."

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