

SHORT-TERM RENTAL ACCOMMODATION RULES & REGULATIONS

Short-term rental accommodation is a long-standing practice in New South Wales however changes in technology have seen a rise in online booking services contributing to a significant increase in short-term rental accommodation options. As a result, the NSW Government has put in place a set of planning policies that regulate the short-term rental accommodation industry in order to benefit hosts, guests and communities alike.

HERE'S WHAT YOU NEED TO KNOW:

SHORT-TERM RENTAL ACCOMMODATION REGISTER

From Nov 1st 2021 **hosts are required to register their short-term rental on the [STRA Register](#)**. Failure to do so will mean hosts and managing agents will be unable to advertise on platforms such as Airbnb, Booking.com and Stayz or host guests in their short-term rental.

Before you can register, you will need to do a number of important things. We have provided the following checklist to help guide you through the various requirements:

CHECKLIST:

1

MEET NEW FIRE SAFETY STANDARD:

Meet the Fire Safety Standards for STRA, such as interconnected smoke alarms, heat sensors and evacuation diagrams.

- Properties will need to have interconnected smoke alarms (either hardwired or minimum 10 years lithium battery) as well as heat alarms in private use garages.
- All properties will be required to have an evacuation diagram affixed to or beside the entrance door to the premises and within each bedroom on or adjacent to the door to the bedroom.
- Strata properties will be required to have an egress door, fire blanket and portable fire extinguisher.

A summary of these requirements can be found on our [website](#) along with a list of [approved fire solution companies](#) who are ready to complete the work.

2

MANDATORY CODE OF CONDUCT:

Meet the requirements of the [NSW Code of Conduct for the STRA Industry](#), specifically host obligations. Some important host obligations have been listed below:

- Host must hold appropriate liability insurance for covering third party death or injury on the premises.
- Hosts must inform neighbours that the property is being used as a short term rental and provide neighbours with emergency contact details for the host or their representative.
- Hosts must inform strata (if applicable) that the property is being used as a short term rental and provide neighbours with emergency contact details for the host/representative.
- Hosts must provide guests with:
 - a copy of the mandatory Code of Conduct (electronic or hard copy),
 - emergency contact details for host/representative
 - emergency contact details of an electrician and plumber
 - contact for emergency services such as 000 (triple zero): police, fire and ambulance
 - a copy of the bylaws if in a strata property.

3

EMERGENCY INFORMATION BOOK:

NSW legislation requires STRA hosts to provide an [Emergency Information Book](#) to assist visitors who may be less familiar with the property and the local area. The book should include:

- Identification of all local hazards that are specific to the property and the surrounding areas such as flood, storm, bushfire, tsunami, heatwave, earthquake etc.
- For each hazard identified, provide specific information relating to that hazard. For example, what to do, who to contact, how to stay updated and informed.
- Provide details for all relevant emergency services and information sources to help the guest stay informed. For example, contact numbers, websites, emergency smart phone apps, local emergency radio broadcast frequencies, relevant social media channels.
- In the event of evacuation orders, let your guests know where they should go. For example, let the guests know how to locate their nearest Safer Place as advised by the RFS OR where to go in a Tsunami as advised by the SES.
- Advise guests of local medical services such as hospitals, GP's, pharmacy and more.

You can purchase your customised Emergency Information Booklet, tailored to your specific property, [here for just \\$59](#).