



Tomorrow Together

An engaged Launceston community. A bright future.

I wish to rent a room and/or my property out for **Visitor Accommodation...**

Do I need **Planning Approval?**

On July 1 2018, the Minister issued Planning Directive No. 6 for specific types of Visitor Accommodation. This replaced the Interim Planning Directive No. 2.

Visitor Accommodation is exempt from requiring planning approval if the dwelling is located within a residential zone and only let while the owner or occupier is on vacation or temporarily absent, or the dwelling is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.

A 'Permitted' planning permit is required if:

- The use is located within a residential zone;
- Guests are accommodated within an existing building;
- The building has a gross floor area of not more than 200m²
- Visitor Accommodation is not for a lot, as defined in the Strata Titles Act 1998, that is part of a strata scheme where another lot within that strata scheme is used for a residential use; and
- All other requirements in the planning scheme are met that are necessary for a 'Permitted' use.

A capped fee of \$250 will apply for a 'Permitted' change of use planning application. See attached application package.

If the accommodation doesn't meet the above requirements a 'discretionary' planning permit under the planning scheme will be required.

Please note this advice only relates to properties located within the General Residential Zone, Inner Residential Zone, Low-Density Residential Zone, Rural Living Zone, Environmental Living Zone and Village Zone. If your property is within any other zone please contact us to provide further advice.

Information on the directive can be found on Tasmanian Government website at <https://planningreform.tas.gov.au/>

