



Short-term rentals in your building and what are the rules?

Short-term and holiday letting has become a significant topic in strata living across Australia, bringing both opportunities and challenges.

Whether you're a lot owner considering listing your property for short-term letting, or a resident frustrated by the constant turnover of strangers in your building, understanding the rules is essential.

The rules vary by state and have changed significantly in recent years

In New South Wales, owner-occupiers can let their property short-term for up to 180 days per year without needing approval. Non-owner-occupiers face more restrictions, and buildings can pass by-laws to limit short-term letting by investors.

In other states, the rules differ. Some allow short-term rentals subject to by-laws, others place stricter limits.

Your building's by-laws are the key

If your building has a by-law addressing short-term rentals, it applies to you, whether you're the host or a neighbour affected by the activity. If your building doesn't have one and you think it needs one, you can raise it at a general meeting. For more on how that process works, take a look at our article on by-laws.

Why does this matter for the community?

Short-term rental activity can have a real impact on building culture. Residents who are constantly surrounded by strangers may feel less connected to their community, and common areas can be used by people who have no long-term stake in the building.

At the same time, many owners rely on short-term rental income. The goal isn't to eliminate short-term rentals but to manage them in a way that works for the whole community.

For information on the rules that apply in your state or territory, contact your strata manager or check the website of your relevant state or territory authority.