

Hosted Short-Term Rental Accommodation (Previously Bed and Breakfast)

January 2026

Reference: IAR.193.1.15/01/2026 OFFICIAL

On the 24th of September 2024 the WA State Government announced changes to the Planning Regulations in relation to **Hosted** and **Unhosted Short-Term Rental Accommodation (STRA)**.

Applications for **HOSTED** short-stay accommodation no longer require Development Approval from the City of Albany.

HOSTED Short-Term Rental Accommodation means any of the following:

1. Short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier *who ordinarily resides at the dwelling*, resides at the same dwelling during the short-term rental arrangement.
2. Short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier *who ordinarily resides at the other dwelling on the same lot*, resides at that other dwelling during the short-term rental arrangement;
3. Short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier or an agent of the owner or occupier *who ordinarily reside at the dwelling*, resides at the ancillary dwelling during the short-term rental arrangement.

STRA REGISTER

You are required to register the property on the State-wide register, commonly referred to as The STRA Register. This register is **not** managed by the City of Albany.

Detailed information on the register, including how to sign-up and contact details for specific queries, can be found at the dedicated Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) website: Short-Term Rental Accommodation Register.

NOTES FOR HOSTED SHORT-TERM ACCOMMODATION PROVIDERS

Providing food

If you are preparing and providing food for your guests, you may need to obtain approval and/or have an inspection completed by the City of Albany Health team. Enquiries in relation to this can be directed to: staff@albany.wa.gov.au or by phoning the health team on 6820 3000 to ensure that any requirements in relation to registration of a food business are satisfied or deemed compliant.

Car parking bays

Additional on-site car parking bays at the ratio of 1 bay per bedroom are to be provided (which should not interfere with vehicular access). Parking for visitors of a commercial nature should not cause a visual or physical obstruction to neighbouring properties and should be within the lot boundaries of the home, not on the verge or road.

Smoke alarms

Smoke alarms should be installed and must comply with the Building Code of Australia (BCA) Volume 2 requirements – e.g. the BCA requires smoke alarms to be installed in each bedroom and every corridor or hallway associated with a bedroom and to be connected to evacuation lighting.

Existing dwelling

If the hosted accommodation is proposed in an existing dwelling, facilities for disabled access are not necessary. However, if additions to an existing house or a complete new house is being proposed with a portion allocated for use as Hosted Accommodation, then disabled facilities must be provided (the building is then classified as Class 1b building).

Residential properties larger than 300m2 of floor area

Will require a change of classification from a Class 1 to a Class 3 building via a certified building permit application. Refer to the Building Code of Australia Vol One. Part A3 Classification of Buildings and Structures A3.2 (b).

*A **Class 1b** building is a boarding house, guest house or hostel that has a floor area less than 300 m², and ordinarily has less than 12 people living in it.*

Class 3 buildings are residential buildings other than a Class 1 or Class 2 building. They are a common place of long term or transient living for a number of unrelated people. Examples include a boarding house, guest house, hostel or backpackers (that are larger than the limits for a Class 1b building).

If your home is Strata Titled we strongly recommend gaining written approval from the Strata Body for use as Short Stay Accommodation

NEED MORE INFORMATION?

Contact our team via planning@albany.wa.gov.au (08) 6820 3040
102 North Road, Yakamia, Albany (9am – 4.00pm Mon – Fri)