



**Matthew Kean MP**  
Minister for Innovation and Better Regulation

Julian Crowley  
Public Affairs Manager  
airbnb  
By email: [julian.crowley@airbnb.com](mailto:julian.crowley@airbnb.com)

Dear Mr Crowley

Thank you for your correspondence regarding airbnb's election platform. The Premier has asked me to respond to you directly with regards to each of your policy statements.

The NSW Liberals & Nationals Government is committed to achieving fair short term rental accommodation (**STRA**) regulation that supports the sharing economy and provides consumers with more choice but also prevents bad behaviour.

**1. Do you support a consistent statewide - not fragmented council-by-council - framework for home sharing?**

The NSW Liberals & Nationals Government has developed a new regulatory framework for the STRA industry. This framework involves the introduction of a mandatory code of conduct for all STRA participants alongside the new planning instrument.

The NSW Liberals & Nationals Government will ensure that a consistent approach is applied as much as possible, without ruling out the need to consider the unique and disproportionate impacts of STRA in exceptional circumstances. For this reason, the Minister for Planning recently issued a Direction to Byron Shire Council to consider a variation to policy in parts of that local government area where they are experiencing very high ratios of STRA to standard housing stock.

**2. Do you support allowing people to home share for 365 days a year if they are present?**

The policy announced on 5 June 2018 enables STRA year round, when the host is present. This reflects the NSW Government's support for STRA as a home-sharing activity and that the host is able to support positive guest behaviour.

**3. Do you support allowing people to home share if they are not present for up to 180 days in Greater Sydney and the flexible 365-days in regional New South Wales (with no limits below 180 days anywhere in the state, apart from possible "exceptional circumstances" in parts of Byron Bay)?**

The NSW Liberals & Nationals Government's policy enables STRA, when the host is not present, for up to 180 days in Greater Sydney, and 365 days in regional areas (except where a regional council nominates permissibility of no lower than 180 days). This responds to feedback that STRA contributes differently in metropolitan and regional areas, and strikes the balance between enabling the activity and managing potential impacts.

On 11 February 2019, the Minister for Planning announced his intention to enable Byron Shire Council to further vary permissibility to 90 days per year, when the host is present. This is in response to the high concentration and unique impacts of STRA in the local government area, and will be progressed through a council-led process that must consider impacts and community views. The proposed Direction is limited to Byron Shire Council at present.

**4. Do you support allowing people to responsibly home share in strata communities?**

Amendments to the *Strata Schemes Management Act 2015* (the **Strata Act**) will only allow strata by-laws to prohibit a person from offering STRA in circumstances where the person owns or rents a unit but does not live there as their principal place of residence. Any such by-law will still need to be adopted by special resolution, which means that 75 per cent of votes at a general meeting must support the proposal.

**5. Will you rule out imposing any additional onerous or expensive red tape, such as requiring hosts to request permission to share their own homes?**

The NSW Liberals & Nationals Government has developed a regulatory framework for the STRA industry following extensive consultation with a range of STRA participants. After 12 months' operation, the new regulatory framework will be reviewed to determine if any changes are required to achieve the appropriate balance between the rights of STRA participants.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Kean'.

**The Hon Matthew Kean MP**  
Minister for Innovation and Better Regulation