

## Did you know?

The WA State Government is proposing to introduce a registration requirement for all Short Term Rental Accommodation.

More information is available at:  
[www.wa.gov.au/organisation/department-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register](http://www.wa.gov.au/organisation/department-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register)



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](http://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am-4pm Mon-Fri)



Current at 20 May 2024

# HOLIDAY HOMES



## Do I need approval to rent my house to paying guests?

You will need to apply to the Shire for approval if you intend to:

- Rent your entire house as unhosted short-stay accommodation (classified as a 'Holiday Home')
- Rent rooms in part of your house as hosted short-stay accommodation (classified as 'Holiday Accommodation' – see separate brochure)

You **do not** need approval to rent your house for long stay/ permanent residential use.

For further information take a look at the Shire's Holiday Home Policy and application forms available at:

[www.denmark.wa.gov.au/build-plan-develop/planning-building-services/holiday-homes.aspx](http://www.denmark.wa.gov.au/build-plan-develop/planning-building-services/holiday-homes.aspx)



## What are the standard requirements for Holiday Homes?

- Approved residential building with hard wired smoke alarms (every bedroom and passageway on all floors) and lighting of exit paths (to meet Building Code class 1b)
- Minimum two car parking bays (1-6 guests) or three car parking bays (7-12 guests)
- For properties in the Residential Zone, a sealed/ paved driveway and parking area
- For properties fronting a sealed road, a sealed/ paved crossover
- Fire extinguishers, a fire blanket in the kitchen, and any relevant requirements of the *Guidelines for Planning in Bushfire Prone Areas*
- Provide a detailed Property Management Plan that identifies a property manager and their responsibilities, as well as a code of conduct for guests

In addition, 'Large' Holiday Homes (7-12 guests) must meet the following standards:

- Located on a site of 1500m<sup>2</sup> or greater
- Minimum of four bedrooms and two bathrooms
- Outdoor living areas and parking screened from view of neighbours

## How are neighbours interests protected?

Applications for Holiday Homes are sent to adjoining landowners for comment so relevant issues and concerns can be raised.

All Holiday Homes applications are required to provide a detailed Property Management Plan, and if approved a copy of this plan is provided to neighbours by the applicant. This includes contact details for a nominated property manager.

All Holiday Home approvals are time limited (one year on first application, three year renewals) and conditions can be reviewed if required.

