

## HOLIDAY HOMES - CLARIFICATIONS

- A holiday home is a dwelling, being a single house, grouped or multiple dwelling (i.e. a unit or apartment), which is rented for hire or reward on a short term basis (this does not include a Bed & Breakfast where the owner is present on site with the guests).
- Holiday homes which are for personal and family use do not require approval. It only becomes a holiday home if it involves guests paying, or providing any other form of reward, in return for the use of the building.
- Houses let long term, under the Residential Tenancies Act 1987, are not holiday homes.
- If you wish to operate a holiday home after 1 July 2013, even if only for one night, you will need a *Planning Consent* for a holiday home and a *Registration* with the City of Busselton.
- A *Planning Consent* is only required once. *Registration* will require annual renewal. The first *Registration* will be valid until 1 July 2014 but from then on it will need to be renewed on an annual basis.
- All holiday home proposals, seeking approval to accommodate nine (9) or more persons will be publicly advertised in the local Busselton-Dunsborough newspaper. The City will waive any advertising fees for applications lodged prior to 31 March 2013 to assist in reducing the costs to owners.
- Conditions may be imposed on the *Registration* which relate to the management, occupation, safety and use of a holiday home.
- Owners of holiday homes will be required to nominate a Manager and Acting Manager who will be responsible for day to day management. Owners can nominate themselves as the Manager, but any Manager must be locally available when the holiday home is operating.
- Any signage associated with a holiday home must be no greater than 0.2m<sup>2</sup> and contained within the property boundary. Any present signage that exceeds this dimension is unapproved and must be removed.
- Repeated and verified offences of a serious disturbance to neighbouring properties may result in a renewal of the *Registration* being declined.
- It is an offence to operate a holiday home without a current Registration and penalties can apply. A grace period up to 31 March 2013 has been provided to enable applications for *Planning Consent* and *Registrations* to be made.

### Need help?

Should you have any queries or require help please contact Planning Enquiries on 9781 0444.