



Short Term Rental Accommodation Register

What is Short-Term Rental Accommodation (STRA)?

Short-term rental accommodation (STRA) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays.

STRA includes properties that have not been developed for traditional accommodation purposes (e.g., hotels) and can include apartments, houses, or even individual rooms within a host's residence.

STRA includes:	STRA doesn't include:
<ul style="list-style-type: none">• Granny Flats (Ancillary Dwellings).• Holiday Houses, Units, Townhouses etc.• Bed and Breakfasts.• Individually managed premises.	<ul style="list-style-type: none">• Hotels (including Apartment Hotels) and Motels.• Caravan Parks and Residential Parks.• Premises used exclusively for workforce and student accommodation.• Premises used exclusively for crisis accommodation.

What is the STRA Register?

The online STRA Register will collect information on the short-term rental accommodation sector to help the State and local governments to obtain a better understanding of the STRA sector in Western Australia. This will lead to more informed policy and regulatory responses, provide the community with information about any STRA that exists in their area and ensure providers are aware of local laws and planning controls.

The register will open on 1 July 2024 and become mandatory on 1 January 2025.

Initial registration fee is \$250. The cost to renew each year is \$100.

Registration will be free in July, August and September 2024

All owners of STRA will have to register each property regardless of whether guests stay in the property with the owner (hosted) or stay by themselves (un hosted), the property requires development approval or if the property is currently exempt from planning approval.

Key aspects of STRA registration

- You will record details about the property related to its use as STRA e.g. maximum number of guest, accommodation type.
- You will be asked questions about Residual Current Devices (RCDs) and smoke alarms installed, pool and spa pool fencing (if applicable) and food service arrangements (again, if applicable).
- You will not need to provide any documents or proof of your responses, but action may be taken if you provide false or misleading information.
- What you enter into the register will not necessarily prevent registration unless:
 - The premises does not have any required Local Government planning approval.
 - The premises is part of a strata scheme that has a by-law prohibiting STRA.
 - You are a tenant offering STRA in the premises and your residential tenancy agreement prohibits STRA.

- All booking platforms or advertising publications must conspicuously display a valid registration number on any listing or advertisement from 1 January 2025.
- A STRA premises cannot be lawfully advertised or take bookings after 1 January 2025 unless they are registered.

After registration of a STRA premises

- All bookings for the property will need to be entered into the STRA Register.
- If the booking is taken through Airbnb, Vrbo, Stayz or Booking.com those bookings will automatically upload to the STRA register.
- Bookings taken through other channels will need to be entered manually into the STRA register by the 5th day of the following month.

Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

Consumer Protection | Department of Energy, Mines, Industry Regulation and Safety

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8.30am – 4.30pm

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