



Short-Term Rental Accommodation Incentive Scheme

Fact sheet

What you need to know

Short-Term Rental Accommodation (STRA)

Short-term rental accommodation is the common name given to holiday homes, units or apartments offered for short-term or short-stay rental, usually through an online booking platform such as Airbnb, or a management agency.

These properties are usually built for residential purposes in residential areas and are often 'un-hosted' meaning the guests stay in the property and the property owner does not stay on site.

STRA Incentive Scheme

The Scheme provides a \$10,000 incentive payment for property owners who offered short-term rental accommodation during a specified "relevant period" but are now willing to transition to a minimum 12-month long-term tenancy, at or below the maximum rent chargeable for their property's location (see overleaf).

The scheme is available for applications under one of two phases that refer to two different "relevant periods". In order to qualify, the property was occupied or advertised as un-hosted short-term rental accommodation during the "relevant period" for either of the phases as follows:

- ☑ **STRA Incentive Scheme Phase 1 is from 28 September 2023 and 9 November 2023.**
- ☑ **STRA Incentive Scheme Phase 2 is from 22 September 2024 and 3 November 2024.**

Applications will be open until 30 June 2025 unless grant funds are otherwise exhausted beforehand.



Am I eligible?

Yes

You must meet all of the below requirements:

- You own a single, self-contained property i.e. house, flat, apartment or units.
- You owned the property for the entire STRA period, and you are the current owner.
- The entire property was occupied or advertised as un-hosted short-term rental accommodation for a relevant period (as defined above).
- You transition your property from short-term to long-term rental accommodation by midnight on 30 June 2025.
- You enter into a residential tenancy agreement for at least 12 months, and the rent charged is at, or below, the maximum rent chargeable for your property's location (see below).
- The tenancy must commence after 9 November 2023 for STRA Incentive Scheme Phase 1 or after 3 November 2024 for STRA Incentive Scheme Phase 2.
- You have an Australian bank account that payments can be made into.

No

If any of the below are applicable to you:

- You do not own the property.
- You did not own the property during the relevant period.
- You are not renting the entire property i.e. only renting one room.
- Your property was subject to a long-term tenancy agreement of 3 months or longer during the relevant period (as defined on page 1).



Maximum rent chargeable by location

Location	Maximum weekly rent chargeable for Residential Tenancy Agreements commencing:	
	From dates up to 3 November 2024	From dates from 4 November 2024
Greater Perth (includes Mandurah)	\$800	\$850
Peel (excluding Mandurah)	\$600	\$600
Gascoyne	\$1,000	\$1,000
Goldfields/Esperance	\$700	\$750
Great Southern	\$600	\$650
Kimberley	\$1,300	\$1,400
Mid West	\$600	\$650
Pilbara	\$1,400	\$1,400
South West	\$650	\$750
Wheatbelt	\$550	\$650
Christmas Island	\$1,200	\$1,500
Cocos Keeling Islands	\$600	\$600

* Maximum Rent Chargeable by Location has been calculated by Consumer Protection WA using the four-bed median rental price for a house in each location as published by REIWA. This takes into account potential increases in the rental price over the term of the 12-month lease.

Incentive payments

Approved property owners will receive \$10,000 in two stages:

- \$4,000 once the application is approved by Consumer Protection.
- \$6,000 once the rental agreement reaches 12 months.

How do I apply

Applicants are encouraged to submit their [application online](#). To apply online you must have established a Digital ID such as [myID](#). A Digital ID is a safe, secure and convenient way to prove who you are online to access government online services. If you can't apply online, a manual application form is available by contacting Consumer Protection on 1300 30 40 54.

Need more information?

Further information about the Short-Term Rental Accommodation Incentive Scheme including frequently asked questions, terms, conditions and guidelines are available via www.wa.gov.au/STRA-initiatives.

You can also email Consumer Protection via cpgrants@demirs.wa.gov.au or call on 1300 30 40 54.

Department of Energy, Mines, Industry Regulation and Safety
www.demirs.wa.gov.au

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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.

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