



# Short-Term Rental Accommodation Incentive Scheme 2023–24

## 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 between 28 September 2023 and 9 November 2023 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).

### 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.
- The property was occupied or advertised as un-hosted short-term rental accommodation, between 28 September and the announcement of the Scheme on 9 November 2023.
- You transition your property from short-term to long-term rental accommodation by midnight on 8 November 2024.
- 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 overleaf).
- The tenancy must commence by 8 November 2024.
- You have an Australian bank account that payments can be made into.

#### No

If any of the below are applicable to you:

- A property is not yours.
- You are not renting the entire property i.e. only renting one room.
- Your property was subject to a long-term tenancy agreement between the 28 September 2023 and the 9 November 2023.



## Maximum rent chargeable by location

| Location                          | *Maximum weekly rent chargeable |
|-----------------------------------|---------------------------------|
| Greater Perth (includes Mandurah) | \$800                           |
| Peel (excluding Mandurah)         | \$600                           |
| Gascoyne                          | \$1,000                         |
| Goldfields/Esperance              | \$700                           |
| Great Southern                    | \$600                           |
| Kimberley                         | \$1,300                         |
| Mid West                          | \$600                           |
| Pilbara                           | \$1,400                         |
| South West                        | \$650                           |
| Wheatbelt                         | \$550                           |

\* 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 [www.grants.demirs.wa.gov.au/stra](http://www.grants.demirs.wa.gov.au/stra)

To apply online you must have established a Digital Identity such as [myGovID](#). A Digital Identity 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](http://www.wa.gov.au/STRA-initiatives).

You can also email Consumer Protection via [cpgrants@dmirs.wa.gov.au](mailto:cpgrants@dmirs.wa.gov.au) or call on 1300 30 40 54.

#### Department of Energy, Mines, Industry Regulation and Safety

[www.demirs.wa.gov.au](http://www.demirs.wa.gov.au)

#### Consumer Protection Division

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[www.consumerprotection.wa.gov.au](http://www.consumerprotection.wa.gov.au)



#### 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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