



Short-Term Rental Accommodation Incentive Scheme

Guidelines

About the scheme

Short-term rental accommodation (STRA) 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.

The STRA Incentive 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.**

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.

The purpose of the Scheme is to encourage property owners to lease their properties on the long-term rental market.

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



Eligibility criteria

To be eligible, applicants must meet all the below requirements:

Stage One: \$4,000 paid on application approval

- You own a single, self-contained property i.e. house, flat, apartment, unit.
- 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 30 June 2025.
- You enter into a residential tenancy agreement for at least 12 months, and the tenancy must commence:
 - For applications made under STRA Phase 1 Period, after 9 November 2023 and no later than midnight on 30 June 2025.
 - For applications made under STRA Phase 2, after 3 November 2024 and no later than midnight on 30 June 2025.
- The rent charged is at, or below, the maximum rent chargeable under the scheme for your property's location.
- You have an Australian bank account that payments can be made into.

Stage Two: \$6,000 paid after 12 months

- The property was leased on the long-term rental market for at least 12 months.
- The owner has complied with the requirement that rent be at or below the maximum rent chargeable under the scheme by location throughout the 12-month term of the lease agreement.

You would not be eligible 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 out the entire property i.e. only renting out one room.
- Your property was subject to a long-term tenancy of 3 months or longer during the relevant period (as defined overleaf).

Please read the Terms and Conditions carefully as by submitting its application, and again by accepting any Grant, the Applicant agrees to comply with the Terms and Conditions.



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

* 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.

Scheme conditions

Applications to the STRA Incentive Scheme must meet the following conditions:

- the property is located in WA;
- the applicant is an owner of the property, and where it is jointly owned, they are authorised by any other owner/s to make the application on their behalf;
- the applicant and any co-owners do not live in the property;
- the applicant and any co-owners are not related to any of the tenants; (This is defined as immediate family including blood- or step- parents/children/siblings)
- only one application can be made per property;
- the residential tenancy agreement does not allow for the tenant/s to sub-let or part with possession of the property;
- the residential tenancy complies with the *Residential Tenancies Act 1987 (WA)* and *Residential Tenancies Regulations 1989 (WA)*; and
- the applicant has all necessary approvals to rent the property such as strata company approvals if required.



Changes in tenancy during the 12-month period

If the initial tenancy is terminated, to remain eligible for the second incentive payment, the property must be re-let on the long-term rental market with a gap of no more than six weeks between tenancies.

If an owner executes subsequent tenancies within the allowed six-week period, the second incentive payment is due to the owner after the 12-month anniversary of the property being initially leased.

Preparing your application

Applicants will need to provide supporting documentation to show that they meet the STRA Incentive Scheme criteria.

A complete copy of the signed residential tenancy agreement including all pages and annexures must be included with your application to show that the property is rented on the long-term rental market for at least 12 months and that the tenancy started:

- after 9 November 2023 for STRA Incentive Scheme Phase 1 and prior to 30 June 2025; or
- after 3 November 2024 for STRA Incentive Scheme Phase 2 and prior to 30 June 2025.

Supporting documentation must also be included with your application to show that the property was booked as short-term rental accommodation, or was available for booking, during the “relevant period” (as defined earlier). This might include:

- a booking platform agreement covering the relevant period;
- booking confirmation emails demonstrating that the property was booked as short-term rental accommodation within the relevant period;
- extracts from your booking calendar, showing that the property was either booked or available for booking as short-term rental accommodation during the relevant period; and
- a copy of a tax or transaction statement issued by your booking platform to substantiate the property’s use as short-term rental accommodation. The statement must indicate bookings, or payments, within the relevant period.

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.



FAQ's

Read the Frequently Asked Questions www.wa.gov.au/STRA-initiatives to assist with your application.

Contact

If you have questions about the STRA Incentive Scheme, contact Consumer Protection on 1300 30 40 54 or email at cpgrants@demirs.wa.gov.au

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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