



# Short-Term Rental Accommodation (STRA)

## IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Department of Energy, Mines, Industry Regulation and Safety - STRA Register](#)

## WHAT IS SHORT-TERM RENTAL ACCOMMODATION

Short-term rental accommodation means a dwelling or part of a dwelling, provided on a commercial basis, for occupation under a short-term rental arrangement. This does not include dwellings that are part of aged care facilities, caravan parks, lodging houses, hotels or workforce 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.

Key aspects of the register:

- You will record details about the property related to its use as a STRA. e.g. maximum number of guests, accommodation type.
- You will be asked questions about RCD's and smoke alarms installed, pool and spa pool fencing (if applicable) and food service arrangements (if applicable).

What you enter into the register will not 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. A STRA premises cannot be lawfully advertised or take bookings unless they are registered.

### HOSTED STRA

Hosted short-term rental accommodation means short-term accommodation where the owner or occupier resides on the same property of the short-term rental. For example, where an ancillary dwelling is being offered as STRA and the property owner resides in the main dwelling on the same property.

Hosted short-term accommodation can go ahead and begin operating once it has been registered on the STRA Register.

Development Approval is not required.

Registration became mandatory from January 1st, 2025.

The initial registration fee is \$250 and renewal every 12 months is \$100. Registration fees are the same for hosted and un-hosted STRA.

### UN-HOSTED STRA

Un-hosted short-term accommodation relates to a short-term accommodation where there is no owner or occupier on site. For example, where a single house on a property is used wholly for STRA and the property owner resides elsewhere.

Un-hosted short-term accommodation requires development approval from the shire prior to registering on the STRA Register. This can be done through a Development Application which is available [here](#) or on the Shire of Nannup website under planning. You will need to outline your STRA plan such as rooms available, max guests and management arrangements. A checklist can be found inside the application form.