# Western Host

ISSUE 1 · DECEMBER 2026 · FREE

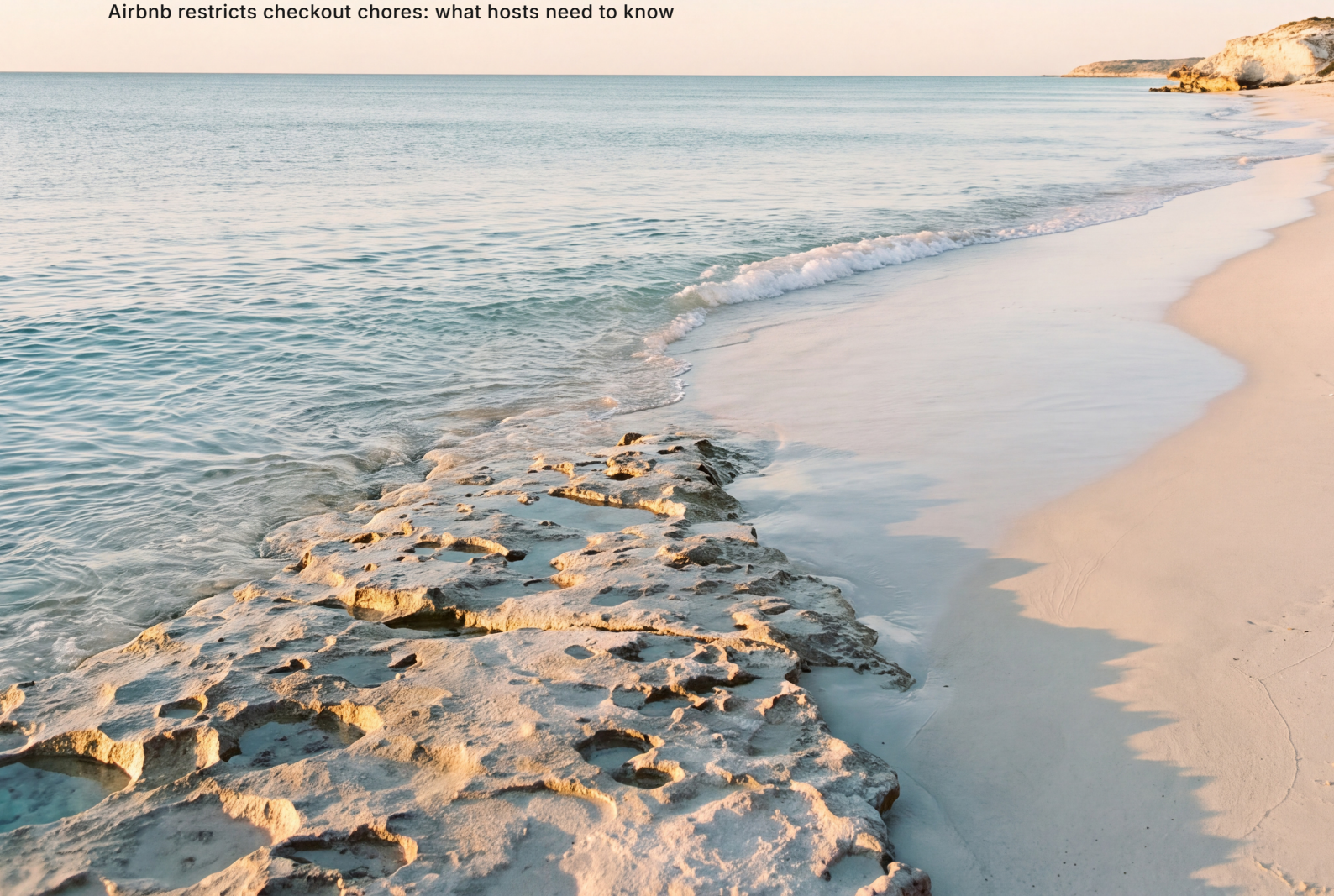
## Register first, list second

Your WA short-stay compliance guide

The missing number behind WA's first fine

What the ATO now sees about your short stay

Airbnb restricts checkout chores: what hosts need to know



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ISSUE 1 · DECEMBER 2026

*Every month, the WA rules as they stand on a stated date, and the latest Perth figures with their source and period. Checked, dated and linked to the official source.*




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LEAD FEATURE

## Register first, list second

your WA compliance guide

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### ABOUT WESTERN HOST

**How we work.**

- Every rule, figure and price is checked against its source and dated.
- Laws in force are kept separate from proposals.
- Questions in Ask Western Host come from official FAQs until readers send their own; we never invent letters.
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FROM THE EDITOR

# Welcome to the first issue

**WESTERN AUSTRALIA'S SHORT-STAY MARKET** has spent two years being rewritten. Registration became compulsory on 1 January 2025. From 1 January 2026, properties had to show they meet planning requirements to stay registered. In August, Consumer Protection announced the first infringement under the new laws, over an advertisement allegedly missing its registration number.

For anyone running a short stay, or managing them for owners, that adds up to a lot of rules and not much time. This is the first issue of Western Host, and it exists to close that gap. Each month we take the rules as they stand on a stated date, check them against the official source, and explain what they mean in plain words. We add the numbers, the costs and the dates that help you run a better business.

This issue starts where every host should: registration, the number in every listing, and the new Airbnb rule on what guests can be asked to do at checkout. Then the money: what booking platforms now report to the ATO, and what one queen bed really costs to dress. And with summer here, a 25-point check to do before the next guest arrives.

If something here is wrong, tell us and we will correct it in print. If there is a question you want answered, send it in. We read everything.

*— Behzad Bagheri, Editor*

## IN 60 SECONDS

Five things every WA host should know this month

**1**

Your registration number must appear in every advertisement, on every platform.

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**2**

In August Consumer Protection announced WA's first short-stay infringement: A$2,000, for an advertisement allegedly missing its number.

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**3**

Since 1 January 2026, properties must be able to show they meet planning (development approval) requirements to stay registered.

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**4**

Booking platforms report short-stay transactions to the ATO twice a year, and new ATO holiday-home guidance arrived in May 2026.

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**5**

Five Perth Scorchers home matches fall between 20 December and 13 January.

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# WA's short-stay rules now carry real penalties

WA's first short-stay infringement arrived in August. From registration numbers to planning approvals and renewals, here are five developments worth checking before Perth's summer booking season.

| WHAT CHANGED | WHO IT AFFECTS | WHAT TO DO |
|---|---|---|
| Consumer Protection has issued its first infringement under the new laws, and the 1 January 2026 rules are now in force. | Every hosted and unhosted short-term rental provider in WA. | Confirm your registration is current and your number is shown in every advertisement. |

WESTERN AUSTRALIA'S short-stay framework has stopped being a form-filling exercise and started producing penalties, published registers and council decisions. For a host, the practical question each month is narrow: is anything new that I have to act on? Here are the five developments that matter most right now, newest first, each with the one thing to do about it.

**First infringement, 21 August 2026.** Consumer Protection announced its first A$2,000 infringement under the short-stay laws, over an advertisement for a Perth metropolitan home that allegedly did not show a registration number (full story, page 22). Open every live listing and check your number is visible and correct.

**Anyone can check a listing.** The STRA Register's public check tool lets you confirm whether an address is registered or a number is valid. Regulator: Department of Local Government, Industry Regulation and Safety. It covers all WA. Use it to verify a property before you co-host, sublet or buy, and to confirm your own entry reads correctly.

**Planning compliance under scrutiny.** Since 1 January 2026, providers must be able to demonstrate that their properties meet applicable development-approval requirements to remain registered. The obligation to register before advertising has applied since 1 January 2025. Certain offences carry maximum court-imposed fines of A$20,000 for an individual and A$100,000 for a corporation. If you operate unhosted accommodation, check your local planning requirements rather than assuming registration alone is enough.

**Councils are applying their own local rules.** The City of Fremantle's unhosted policy is now live, with its scheme change, Amendment 88, gazetted on 9 January 2026; the City of Mandurah's Amendment 8 is progressing through the Western Australian Planning Commission. These are local-government planning rules that sit on top of state registration, and they differ from council to council. Check your own council's position before you take unhosted bookings beyond the exemption, because a state registration does not settle the planning question on its own.

**Renewals run on your own date.** A registration expires 12 months after it is completed, so every property renews on its own anniversary, not a common date. The register sends reminders as expiry approaches, and renewal costs A$100. A lapsed registration cannot lawfully advertise or take bookings, so make sure the reminder email reaches an inbox someone reads, and renew before the date passes.

> “Displaying a registration number is not optional.”
>
> TRISH BLAKE, COMMISSIONER FOR CONSUMER PROTECTION

### WHAT THIS MEANS FOR WA HOSTS

**Bottom line:** enforcement has started, so the simplest immediate check is to be visibly compliant before an inspector looks.

**Who it applies to:** every host, owner, co-host and property manager running STRA in WA.

### ACTIONS

- Check every live listing shows your current registration number, clearly.
- Confirm your registration has not lapsed; renew for A$100 if it is near expiry.
- Confirm your planning position if you run unhosted and may exceed 90 nights.
- Verify any property you co-host or manage on the public STRA Register.

### DEADLINE AND COST

**Deadline:** before your next booking goes live.

**Cost:** A$100 renewal if due (GST not stated).

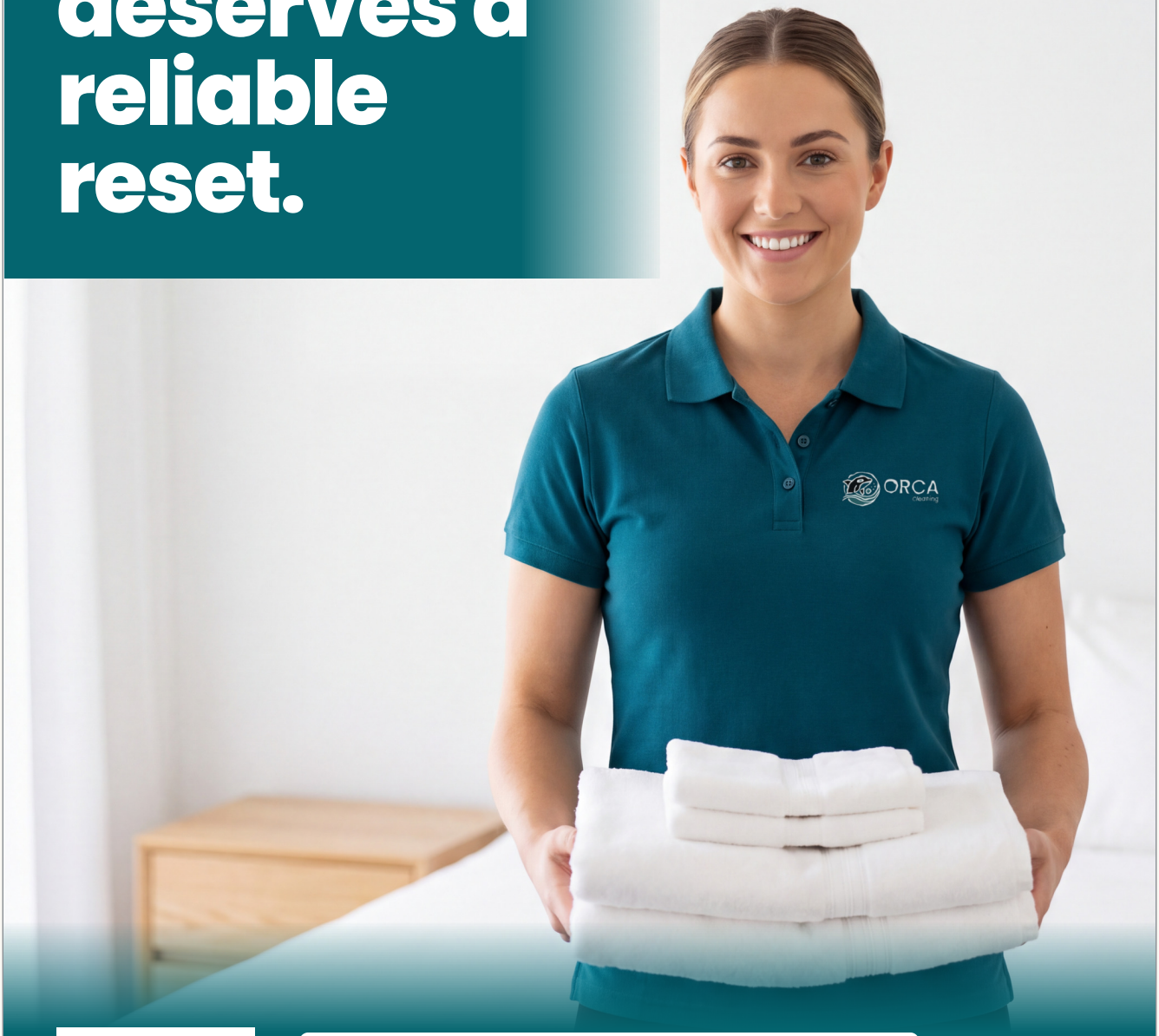
**Link:** wa.gov.au/organisation/register

SOURCES wa.gov.au (infringement) · wa.gov.au (register) · consumerprotection.wa.gov.au · planning.wa.gov.au · fremantle.wa.gov.au · mandurahmatters.com.au

ORCA Cleaning

# Every checkout deserves a reliable reset.

**Western Host reader offer:** 20% off standard Airbnb turnover cleaning for your first clean booked with code **WHCLEAN** and all cleans at that property over the following 14 calendar days. New and existing customers welcome. Book your first clean with the code by 31 January 2027.




REQUEST A TURNOVER CLEANING QUOTE

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LEAD FEATURE · BE LEGAL IN WA

# Register first, list second

Western Australia now fines hosts who get the basics wrong. This is the full, practical guide to being legal today: who registers, what it costs, where your number goes, how the 90-night exemption really works, and what ends a registration.

**WHAT CHANGED**

The state has moved to enforcement, issuing its first fine in August 2026.

**WHO IT AFFECTS**

Every hosted and unhosted STRA provider in WA, including tenants and strata owners.

**WHAT TO DO**

Register, display your number in every advertisement, and stay inside your planning limits.



Keys change hands at check-in, but compliance begins with the advertisement, long before a guest arrives.

## THE FINE THAT MADE IT REAL

**IN AUGUST 2026 A PROVIDER** letting a home in the Perth metropolitan area became the first to receive an infringement under Western Australia's short-stay laws. The amount was A$2,000. The allegation was not about noise, parties or tax. It was that the advertisement did not show a registration number (the case is on page 22). Announcing it, the Commissioner for Consumer Protection, Trish Blake, put it plainly: “Displaying a registration number is not optional.”

A missing number is easy to fix. Planning approval, strata restrictions and rental permissions can take considerably longer. The safest approach is to work through the requirements in order, starting with registration and ending with the conditions specific to your property.

## WHO HAS TO REGISTER

Registration has been mandatory for all short-term rental accommodation in WA since 1 January 2025. It does not matter whether you let the whole house or a single room, whether you use Airbnb or take direct bookings, or whether you own or rent. Registration generally applies to residential premises offered to paying guests for short stays; the register's guidance describes premises rented out “for periods of less than 3 months”. Some accommodation categories are treated differently, so check the official definition if your property or bookings are unusual.

The law splits stays into two kinds. Hosted means the host lives on the property during the stay. Unhosted means guests have exclusive use of the whole dwelling. Both must register. The difference matters for planning, not for registration.

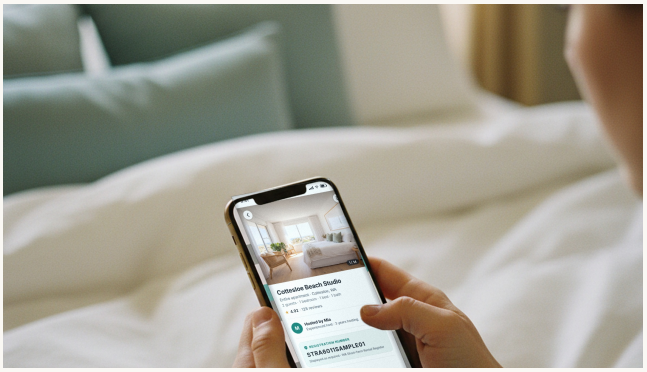
Tenants can be caught too. If you rent your home and want to let it short-term, the register's guidance is cautious but clear: it is allowed only “If you are a Tenant in a property and your Residential Tenancy agreement does not prohibit STRA,” and it recommends you “discuss the sub-letting arrangement with your landlord or property manager.” You would still have to register the premises yourself.

Granny flats follow the same logic. A granny flat can be hosted where the host lives in the main house, and the reverse also works: the host lives in the granny flat and lets the main house. If both dwellings on a lot are let, they are treated as unhosted and each must be registered separately.

## HOW TO REGISTER, AND WHAT IT COSTS

You register through the WA Government's STRA Register, which runs on a MyAccount login, as either an individual user or a business user if you register on someone else's behalf. You provide the property details the Act requires, confirm whether the accommodation is hosted or unhosted, and pay the fee. As part of registration, demonstration of planning approval may be required, so have your planning position clear before you start. The initial fee is A$250. Registration then has to be renewed every year, and the renewal fee is A$100. The official fees page does not state whether these amounts include GST, so treat the GST status as not stated and keep your receipt.

If an agent handles your property, they can finish the job for you, but you have to start it: the register's FAQ says “the owner or tenant must commence the registration”, entering the property's name and address and assigning the management company, which then completes it on your behalf. When you register you receive a registration number. That number is the single most important output of the whole process, because it is what every advertisement must carry.




The registration number belongs in every listing, in a place a guest, and an inspector, can plainly see. Example listing only — not a real property or platform screen.

### WHERE YOUR NUMBER MUST APPEAR

The rule is specific. The register's advertising guidance says the number "must be displayed in a conspicuous (readily visible) manner on the advertisement for the STRA premises," and that it must be the correct number for that property. "Penalties apply for prohibited advertisements that do not meet the above criteria."

In practice, that means the number goes on every surface where the property is offered: your Airbnb and Booking.com and Stayz listings, your own website, and any Facebook or Instagram post that advertises availability. Platforms are also now prohibited from publishing advertisements for unregistered properties, so an incomplete entry can see a listing pulled, not just fined. Put the number in the listing description where a reader and an inspector can both see it, and check it after every platform redesign.

### THE 90-NIGHT EXEMPTION, COUNTED PROPERLY

This is where good hosts still trip. Within the Perth metropolitan area, an unhosted property does not need development approval if it "is leased for 90 nights or less (non-consecutive) within a 12-month period, as per the date of registration." Outside the Perth metropolitan area, each local government decides whether unhosted stays need development approval from the first night. Hosted stays need no planning approval anywhere in WA.

Three details decide whether you stay inside the exemption. First, the clock starts at your registration date, not the calendar year. Second, only nights actually let to guests count: the Register "will capture the number of nights a registered premises is booked," and "Periods when the property is blocked out by an owner for private use are not counted towards nights booked." Your own stays and owner-blocked dates are free. Third, the 90 nights are cumulative across the year, not a single block, so a steady drip of weekends adds up as surely as a long summer let.

The Register does some of the watching for you. It pulls booking data automatically from platforms such as Airbnb, Stayz and Booking.com, asks you to enter direct bookings manually, and will "send reminders for applicable premises when you reach 80 and 90 nights booked." Treat the 80-night reminder as your cue to decide what you are doing for the rest of the year.

### COUNTING YOUR 90 NIGHTS

An illustrative example, not a real property. Imagine you register an unhosted Perth apartment on 1 March.

- Your 12-month exemption window runs from that date, 1 March to the end of February.
- You take 50 guest nights over autumn and winter.
- You block out 20 nights for your own family use. Those do not count.
- By December you have taken another 30 guest nights, reaching 80 let nights. The Register sends a reminder.
- You now have 10 exempt nights left for January and February. If you want more, you need development approval before you accept those bookings.

Round numbers are used here to show the method; count your own property's real booked nights from your own registration date.

### WHEN YOU CROSS 90 NIGHTS

If you plan to let an unhosted Perth property for more than 90 nights, the planning advice is to seek development approval "from the outset prior to taking bookings". Do not wait for the 80-night reminder before starting the application. Approval is granted by your local government, and timeframes and conditions vary between councils, so build in weeks, not days. Some councils tie an approval to the current owner and to a management plan, and may limit it to a period of review.

There is also a requirement that took effect in January. Since 1 January 2026, registered properties must be able to demonstrate they meet development-approval requirements to remain registered. If your nights have crept up without approval, that is the gap to close.

### WHEN A STAY RUNS LONG

A booking longer than three months may fall outside the usual STRA arrangements, but its length alone does not decide whether residential tenancy law applies. The register notes such a stay may come under the Residential Tenancies Act 1987 (WA) if it is not for a holiday, so the nature and purpose of the stay matter. If you take extended bookings, check your legal position before making commitments about bonds, access or ending the stay.

## STRATA, SUSPENSION, AND THE THINGS THAT END A REGISTRATION

If your property sits in a strata or community-title scheme, you can operate STRA "unless a by-law prohibits STRA." Where a by-law does prohibit it, running one anyway puts your registration at risk: you "may risk cancellation or suspension of your registration by contravening this by-law." Read your scheme's by-laws before you list, not after a complaint.

Registration is not a one-off badge. It can be suspended or cancelled, and it expires 12 months after it is completed; the register sends reminders before then, but if you do not renew it lapses, and an unregistered property cannot lawfully advertise or take bookings. Certain offences carry maximum court-imposed fines of A$20,000 for an individual and A$100,000 for a corporation.

## CHECK BEFORE YOU TRUST

Finally, use the public STRA registration check on wa.gov.au to confirm whether a property is registered and whether its number is valid. Run your own address through it after you register and after any platform redesign, and use it on any property you are about to co-host, manage or buy. It is a useful first check, not proof of full legal compliance: planning approval, strata restrictions and other permissions still need checking separately.

Registration is the starting point, not the finish line. The strongest routine checks your registration, your advertising, your planning position, your property permissions and your renewal date together, once a quarter and before every peak season.

## DO I NEED APPROVAL?

### HOSTED (YOU LIVE ON SITE)

Register only. No planning approval anywhere in WA.

### UNHOSTED, PERTH METRO, 90 LET NIGHTS OR FEWER

Register; the exemption applies, no approval.

### PERTH METRO, OVER 90 LET NIGHTS

Development approval required from your local government before you take the bookings.

### OUTSIDE PERTH METRO

Your local government decides whether approval is needed from the first night; check before you take bookings.

## KEY DATES AND FEES

- Mandatory registration: since 1 January 2025.
- Initial registration fee: A$250 (GST status not stated).
- Annual renewal fee: A$100 (GST status not stated).
- Registration validity: 12 months from completion; renew before expiry.
- Perth metro unhosted exemption: 90 let nights or less (non-consecutive) in 12 months from registration.
- Reminders from the Register: at 80 and 90 booked nights.
- In force since 1 January 2026: no advertising unregistered properties; demonstrate development-approval compliance to stay registered.
- Maximum court-imposed fines for certain offences: A$20,000 (individual), A$100,000 (corporation).

## SIGN UP

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SIGN UP AT WESTERNHOST.COM.AU

## ARE YOU LEGAL? A 12-POINT CHECKLIST

1. The property is registered on the WA STRA Register. ☐
2. Registration is current, not lapsed, and renewal (A$100) is diarised. ☐
3. The registration number appears on your Airbnb listing. ☐
4. The number appears on Booking.com, Stayz and any other platform. ☐
5. The number appears on your own website and any Facebook or Instagram advertising. ☐
6. The number shown is the correct one for this exact property. ☐
7. You know whether you operate hosted or unhosted. ☐
8. If unhosted in Perth metro, you are tracking let nights from your registration date. ☐
9. You have development approval if you exceed, or plan to exceed, 90 let nights. ☐
10. You have read your strata or community-title by-laws (if applicable). ☐
11. If you are a tenant, your lease does not prohibit subletting for STRA. ☐
12. You can demonstrate planning compliance to keep your registration (required since 1 January 2026). ☐

## WHAT THIS MEANS FOR WA HOSTS

**Bottom line:** registration is the starting point; check advertising, planning, property permissions and renewal together.

**Who it applies to:** every host, owner, co-host, tenant-operator and property manager running STRA in WA.

**Deadline:** before your next booking is accepted. **Cost:** A$250 to register, A$100 a year to renew (GST not stated); development-approval fees are set by your council. **Link:** wa.gov.au/organisation/register

## ACTIONS

- Register the property and keep the registration current.
- Display the correct registration number in every advertisement, on every platform.
- Count let nights from your registration date and watch the 80-night reminder.
- Seek development approval before taking bookings beyond 90 unhosted nights in Perth metro.
- Check by-laws, your lease, and the public register before you list.

**SOURCES** wa.gov.au (infringement) · consumerprotection.wa.gov.au · planning.wa.gov.au · wa.gov.au (FAQ) · wa.gov.au (register) · consumerprotection.wa.gov.au (register open)

PERTH BY THE NUMBERS

# What 5,438 recently reviewed Perth listings reveal

A Western Host analysis of public Airbnb listing data for the 30 Perth metropolitan councils: how many listings were recently reviewed, how many are whole homes, what they ask per night, and where they are.

**5,438**

AIRBNB LISTINGS IN THE PERTH METROPOLITAN REGION WITH AT LEAST ONE REVIEW IN THE 12 MONTHS BEFORE THE DATA WAS COLLECTED ON 22–23 SEPTEMBER 2026 (OUT OF 6,268 LISTED)

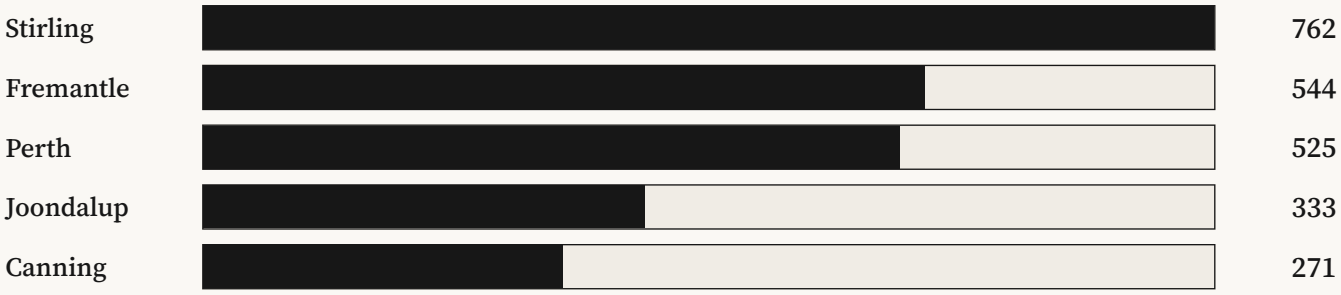
**76%**

SHARE OF THOSE RECENTLY REVIEWED LISTINGS THAT ARE ENTIRE HOMES OR APARTMENTS

**A$296**

MEDIAN ADVERTISED NIGHTLY PRICE, FROM 5,071 RECENTLY REVIEWED LISTINGS WITH A USABLE PRICE (A$350 FOR ENTIRE HOMES, FROM 3,845 LISTINGS)

TOP FIVE COUNCILS BY RECENTLY REVIEWED LISTINGS




**WITHIN THE RECENTLY REVIEWED** Airbnb listings analysed, the largest counts were recorded in Stirling, Fremantle and the City of Perth. Of the 5,438 Airbnb listings in the Perth metropolitan region that received at least one review in the year before the data was collected in late September 2026, the City of Stirling had 762, followed by Fremantle (544), the City of Perth (525), Joondalup (333) and Canning (271).

Three in four of these listings were entire homes or apartments. Under WA planning rules, unhosted short-stay accommodation in metropolitan Perth generally requires development approval when operated beyond the 90-night exemption (see page 6). An Airbnb listing classified as an entire home is not necessarily unhosted under WA law; its actual circumstances determine the applicable requirements.

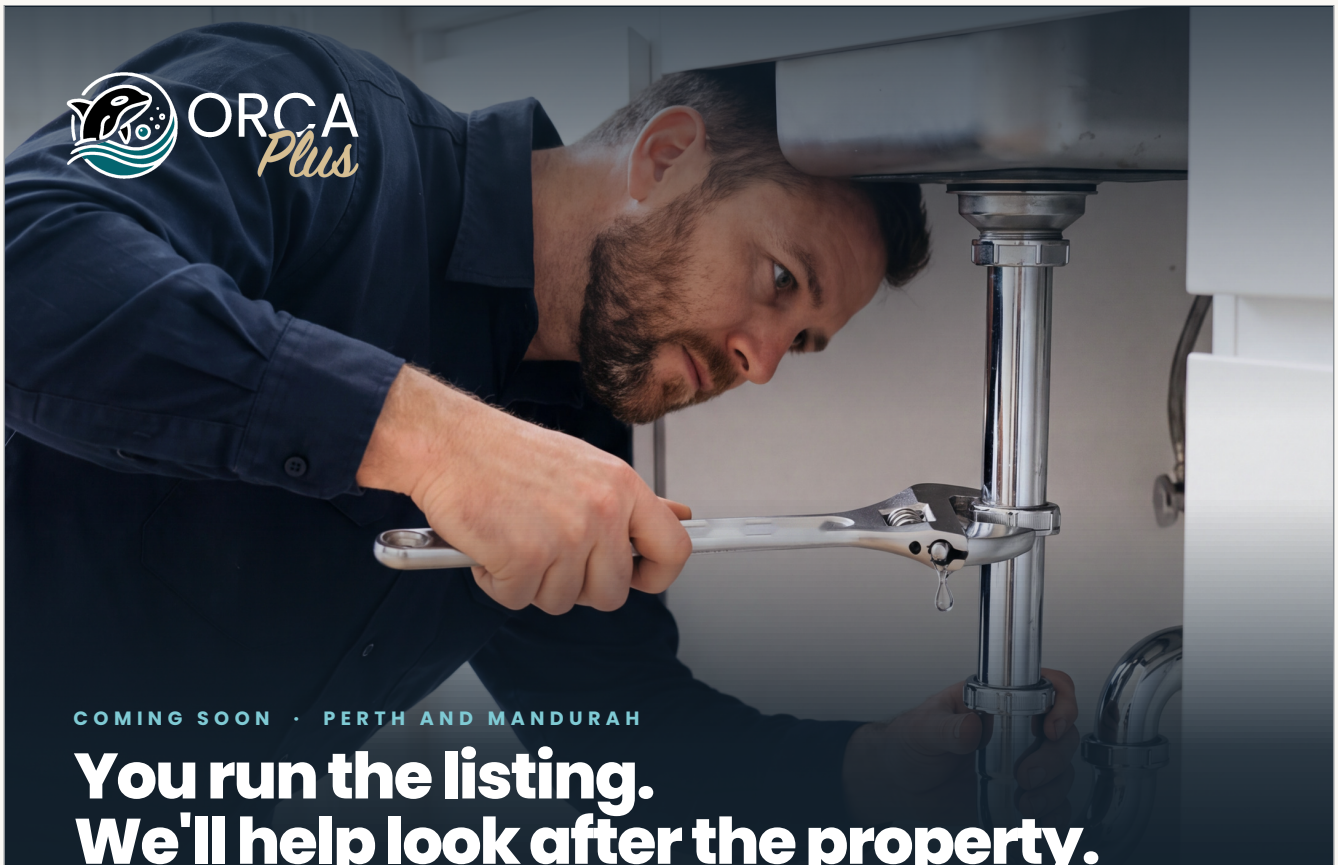
The median advertised price was A$296 a night, calculated from 5,071 listings with usable prices, and A$350 for entire homes (3,845 listings). These are the nightly prices Airbnb quoted for near-term stays, not what guests actually paid, and the data does not say whether they include GST. One quoted price above A$10,000 a night was excluded as an extreme outlier.

The figures cover Airbnb listings only, not other platforms, and they are not a count of registered properties. A current official WA register total was not available to us.

**Key point.** *Three in four recently reviewed Airbnb listings were entire homes or apartments. That does not establish how many are legally classified as unhosted accommodation.*

**SOURCE AND METHOD** Western Host analysis of Inside Airbnb's Western Australia listing data, dated 21 September 2026, listings collected 22 to 23 September 2026 (insideairbnb.com). Licensed under CC BY 4.0 (creativecommons.org/licenses/by/4.0); this is a modified analysis: we filtered and analysed the original data. Perth metropolitan region: the 30 local governments of the Metropolitan Region Scheme, as named in the WA Planning Commission's Perth and Peel @3.5million documents (Mandurah, Murray and Waroona excluded). Recently reviewed: at least one review in the 12 months to the collection date. Prices: Airbnb's quoted nightly price for a near-term stay; blanks removed and one extreme outlier above A$10,000 a night excluded. GST status not stated. Airbnb listings only; not the whole short-stay market.

**SOURCES** insideairbnb.com · creativecommons.org/licenses/by/4.0



ORCA Plus

COMING SOON · PERTH AND MANDURAH

# You run the listing. We'll help look after the property.

ORCA Plus is a planned pay-per-job service for short-stay hosts, owners and property managers: planned on-site support from ORCA's team, coordination with appropriately licensed local trades, and time-stamped visit photos.

## WHAT ORCA PLUS WILL DO

- **Repairs, organised** — We find a licensed local trade, get a written quote, arrange an approved booking, coordinate access and report progress. Trade work is arranged within your agreed authority limits, with additional owner approval where required.
- **Let-ins** — We meet trades, deliveries and technicians at the property, let them in, lock up after them and send you photos.
- **Vacant property checks** — Scheduled visits to empty properties, with dated photos and a report of anything visible.
- **Issue reports from ORCA cleans** — If our cleaners spot something broken or worn, you get a photo and choose to fix it or leave it.

## HOW IT WILL WORK

No subscription fee. ORCA Plus service fees apply per booked service. Trades invoice you directly. No share of your income. No lock-in. Registering your interest is free.

ORCA Plus coordinates approved trades; plumbing work is carried out by independent, appropriately licensed tradespeople.

REGISTER YOUR INTEREST

**orcaplus.com.au/register**

A business of GG Investors Pty Ltd.

Coming soon to Perth and Mandurah, subject to final approvals. Register your interest now; bookings and payments are not yet available. No launch date has been confirmed. Services are limited to owner-authorised coordination and on-site support; ORCA Plus will not arrange accommodation bookings, make decisions about who may occupy a property, check guests in, or collect rent.



MONEY · TAX AND REPORTING

# Platforms now report your short-stay income to the ATO

Since July 2023, booking platforms have given the ATO regular information about short-stay transactions. Here is what owners must declare, what may be deductible, what changed for holiday homes in 2026, and why records matter.

### WHAT CHANGED

Covered booking platforms report short-stay transactions to the ATO twice a year, and in May 2026 the ATO issued new guidance on rental deductions and holiday homes.

### WHO IT AFFECTS

Property owners and tenant-operators earning short-stay accommodation income, and co-hosts or property managers receiving fees for their services. Their reporting and tax treatment may differ.

### WHAT TO DO

Reconcile gross rental income, calculate allowable deductions carefully, keep adequate records and seek registered tax advice when needed.

### RECORDS TO KEEP FROM TODAY

Keep separate records for each property throughout ownership. Keep purchase, improvement and sale records for at least five years after you sell, and keep the records behind each tax return for the required period.

- ☐ Every platform payout statement
- ☐ Records of direct bookings and money received
- ☐ Bond or deposit amounts you kept, and why
- ☐ Any insurance payout for lost rent
- ☐ Loan and interest statements
- ☐ Council rates, water and strata levy notices
- ☐ Invoices for repairs, cleaning, servicing and consumables
- ☐ A simple log of nights rented, nights genuinely available, and any private use
- ☐ Floor-area notes if you rent only part of the home
- ☐ Purchase and sale contracts and improvement receipts (for capital gains tax)

**THE QUIET PART OF RUNNING** a short stay is the paperwork. A host who lists a Scarborough apartment on two platforms, takes a few direct bookings and keeps the odd forfeited deposit is now covered by a more systematic reporting framework, while older ATO data-matching programs show that accommodation income has been under scrutiny for years. The money still arrives the same way. What has changed is how much the ATO already knows. For a Perth operator heading into peak season, the sensible response is not worry: it is good records and an honest return.

### THE PLATFORMS REPORT TWICE A YEAR

The mechanism is the Sharing Economy Reporting Regime. Since 1 July 2023, operators of covered booking platforms have had to report short-term accommodation transactions to the ATO. Transactions from 1 July to 31 December are reported by 31 January, and transactions from 1 January to 30 June by 31 July.

That sits on top of earlier work. One ATO data-matching program estimated it would collect records about up to 190,000 individuals from accommodation platforms for the 2016–17 to 2019–20 years, including fields such as date of birth and nights booked. The ATO can use this information for compliance and data matching, but platform income may not automatically appear in a taxpayer's return. Owners remain responsible for reporting their income accurately.

**Owners and managers report different income.** An owner generally reports gross rental income, before platform commissions and property-management fees are deducted. A manager or co-host generally accounts for their own service income under the rules that apply to their business. Money collected for an owner is not automatically the manager's income; the correct treatment depends on the arrangement and whose income the payment is.

> "Our data shows 9 out of 10 rental property owners are getting their income tax returns wrong."
>
> ATO, MAY 2024

### DECLARE EVERYTHING, NOT JUST THE RENT

Leaving income out is on the ATO's list of common mistakes. You must declare all the income you receive from renting out a property, and the ATO's list expressly includes short-term rentals and renting through a sharing platform. It does not stop at the nightly tariff. Bond or deposit money you keep in place of rent or because of damage counts as income, and so can insurance payouts for lost rent. Where a property is co-owned, rental income is generally divided according to the owners' legal interests, subject to limited exceptions. How deductible expenses are shared also depends on the ownership interests and the nature of the costs.

### DEDUCTIONS: ONLY THE INCOME-EARNING SHARE

The ATO requires expenses to be apportioned on a fair and reasonable basis when a property, or part of it, is used for more than one purpose or rented for only part of the year. For an ordinary rental property, periods actually rented and periods genuinely available on commercial terms can both affect the split. A property is not genuinely available if, for example, it is advertised well above a reasonable market rate. Days you, family or friends use the property are not deductible.

**A newer test for holiday homes.** On 20 May 2026 the ATO published new guidance: Taxation Ruling TR 2026/1 on rental property income and deductions, and two practical compliance guidelines covering expense apportionment (PCG 2026/2) and holiday homes that are also rented out (PCG 2026/3). Where a property is used or held for holidays or recreation, deductions for ownership and use expenses may be denied unless an exception applies. A key exception covers holiday homes used or held mainly to produce assessable rental income throughout the income year. The ATO looks at the property's actual use, its availability during popular holiday periods and other circumstances, not simply the share of nights advertised. Where the exception does not apply, deductions for ownership and use expenses, including interest, council and water rates, body corporate fees, capital works and decline in value, may be denied. Directly income-related costs, such as advertising, cleaning after a guest stay, and booking fees and commissions, may remain deductible. The ruling sets out the ATO's view of the law, which can apply to earlier income years. However, the ATO has said it will not devote compliance resources to reviewing whether section 26-50 applies to relevant holiday-home expenses incurred before 1 July 2026. If your short stay doubles as a family holiday place, check this guidance before you calculate your claim.

Not every expense is deductible straight away. Eligible running costs and repairs relating to rental use may be deductible in the income year they are incurred. Repairs to defects that existed when you bought the property, improvements and replacement assets can be treated differently. New depreciating assets costing more than A$300, such as a new oven or dishwasher, are generally claimed over their effective life, and eligible capital works, such as a new kitchen, are deducted over time. Special restrictions can apply to previously used depreciating assets in residential rentals. Interest needs care too: money redrawn from the loan for a private purpose, a holiday or a car, is not deductible even though the loan is secured against the rental.

### GST: WHY THE TYPE OF ACCOMMODATION MATTERS

The supply of ordinary residential premises by way of rent is generally input taxed. That means you do not charge GST on that accommodation income and generally cannot claim GST credits for costs relating to it. Input-taxed rent is left out when working out GST turnover for the registration threshold, but an operator with other business activities may still need to register. Accommodation in commercial residential premises, such as hotels, motels and some serviced-apartment operations, can be treated differently. Running several short stays or adding services does not automatically put you in that category; if your arrangement is unclear, get advice from a registered tax professional who knows GST.

### CAPITAL GAINS AND THE FAMILY HOME

The surprise can come years later, on sale. Renting out part of your main residence to earn assessable income can reduce the capital gains tax main-residence exemption when you eventually sell. The result depends on the circumstances, including how much of the home was used and for how long. In some circumstances the "home first used to produce income" rule treats the property as acquired at its market value when it first started producing income. That rule has eligibility conditions and exceptions, so do not assume it applies to every home or every short-stay arrangement. Keep a record of when income-producing use began and get advice on valuation and CGT treatment.

### WHERE HOSTS GET CAUGHT

In May 2024 the ATO said its data showed nine in ten rental-property owners were getting their income tax returns wrong. That figure covered rental-property owners generally, not specifically WA short-stay operators, and it is not a fresh 2026 error rate. The ATO continues to emphasise complete income reporting, correct classification of expenses and records that support every claim. The principles are manageable, but applying them correctly can be complicated. Good records make that work easier before a return is lodged.

**Official links:** ato.gov.au, search "rental income you must declare", "Sharing Economy Reporting Regime" and "TR 2026/1". *General information only, current to 17 November 2026. This is not tax advice. Check your own position with the ATO or a registered tax agent.*

**SOURCES** ato.gov.au · ato.gov.au (rental income and deductions) · ato.gov.au (new guidance for rental property owners) · ato.gov.au (three focus areas)

### COMMON MISTAKES THE ATO LOOKS FOR

From the ATO's own statements:

- Leaving income out, including short-term rent, kept bond money and insurance payouts.
- Claiming interest on a loan, or part of a loan, used for private spending.
- Treating a capital improvement (a new kitchen) as an immediate repair.
- Claims inflated to offset higher rental income.
- Claiming for periods the owner, family or friends used the property.
- Records that cannot support the claim.

### WORKED EXAMPLE: CLAIMING PART-HOME EXPENSES

Illustrative figures only. A host rents out one bedroom in their home to paying guests for 120 nights during the income year. The bedroom is 20 per cent of the home's floor area. Guests can also use shared living areas, which are another 20 per cent.

For illustration, the host attributes half the shared space to guest use. The rental-use area is therefore 30 per cent: 20 per cent exclusive bedroom space plus 10 per cent shared space.

If eligible annual expenses total A$20,000, an illustrative apportionment is:

$$A\$20{,}000 \times 30\% \times (120 \div 365) = A\$1{,}973$$

This assumes the room was actually rented for those 120 nights and that the area and time split is reasonable. Expenses incurred only for the rental (such as a platform fee) may be treated separately. Your actual figures depend on your property, your expenses and how guests use it.

### WHAT THIS MEANS FOR WA HOSTS

**Bottom line:** Covered platforms report short-stay transactions to the ATO. Owners should reconcile their gross rental income; managers and co-hosts should correctly account for their own service income.

**Do this:**

1. Reconcile gross platform earnings, including host and cleaning fees, with booking statements and other rental receipts.
2. Include direct bookings, kept deposits and relevant insurance proceeds.
3. Separate private and rental use, and apply the ATO's apportionment rules, including the May 2026 holiday-home guidance if it applies to you.
4. Identify eligible repairs, initial repairs, depreciating assets and capital improvements, because each is treated differently.
5. Consider a registered tax agent, particularly for mixed private use, GST classification, CGT or complicated ownership.

PRACTICAL TOOLKIT · SUMMER READY

# A 25-point check before Perth's peak season

Perth's busiest short-stay months run from December to February, on hot days, full pools and a live bushfire season. This one-page audit sorts the legal requirements from good practice, with the WA source for each.

| # | CHECK | WHY IT MATTERS · status · source | DONE |
|---|---|---|---|
| **SAFETY** | | | |
| 1 | Compliant smoke alarms installed and working (AS 3786, mains-powered, in the required locations) before any guest stays | Required before rent or hire. A battery alarm with a 10-year non-removable battery is allowed only in limited cases. **LAW · B&E-SMOKE** | ☐ |
| 2 | No alarm older than 10 years or past its expiry date | Alarms must be "not more than 10 years old". **LAW · B&E-SMOKE** | ☐ |
| 3 | Smoke alarms interconnected where required | Required where more than one alarm is installed, except dwellings built on a building-permit application made before 1 May 2015. **LAW WHERE APPLICABLE · B&E-SMOKE** | ☐ |
| 4 | Required RCD (safety switch) protection: at least two RCDs on the power and lighting circuits | Must be in place before guests stay; have a licensed electrician confirm. **LAW · B&E-RCD** | ☐ |
| 5 | Electrical and gas work done by appropriately licensed people where legally required | Do not undertake regulated installation, repair or modification work without the right licence. **LAW · B&E-RCD / B&E-GAS** | ☐ |
| 6 | Pool or spa safety barrier compliant (water deeper than 30cm): gate self-closing and self-latching | The owner must keep the barrier compliant at all times; councils generally inspect at intervals of no more than four years. **LAW · B&E-POOL** | ☐ |
| 7 | Pool barrier climb zones clear (no furniture, pots, plants or ledges a child could climb) | Objects near the barrier can breach its required non-climbable zones. **LAW WHERE APPLICABLE · B&E-POOL** | ☐ |
| 8 | Blind and curtain cords secured out of children's reach | Keep looped cords and chains out of reach with safety devices; keep furniture away. **GOOD PRACTICE · CP-CORDS** | ☐ |
| 9 | Gas heaters serviced (at least every 2 years; annually if over 10 years) | Regulator advises servicing by a licensed gas fitter. **GOOD PRACTICE · B&E-GAS** | ☐ |
| 10 | Carbon monoxide alarm fitted near gas appliances | Regulator recommends one as a back-up. **GOOD PRACTICE · B&E-GAS** | ☐ |
| 11 | First aid kit stocked; emergency numbers (000) displayed for guests | No short-stay-specific rule found; sensible for any let home. **GOOD PRACTICE** | ☐ |
| 12 | Bushfire plan ready if in a bushfire-prone area: cleared asset-protection zone, guest evacuation info | Owners are responsible for preparing; sheltering is a last resort. **GOOD PRACTICE · DFES** | ☐ |
| **GUEST-READY** | | | |
| 13 | Air conditioning tested and serviced as needed before summer | Test cooling now and book a service if needed. **GOOD PRACTICE** | ☐ |
| 14 | Ceiling and portable fans working in every bedroom | Backup cooling on the hottest nights. **GOOD PRACTICE** | ☐ |
| 15 | Blackout blinds or curtains working in bedrooms | Early sunrise and long evenings hurt sleep scores. **GOOD PRACTICE** | ☐ |
| 16 | At least three sets of linen and towels per bed on hand | Fast turnarounds need spares (industry rule of thumb). **GOOD PRACTICE** | ☐ |
| 17 | Wi-Fi tested, password shown, speed adequate for streaming | A near-universal guest expectation. **GOOD PRACTICE** | ☐ |
| 18 | Fridge and freezer clean and cold; ice available | Basic comfort and a food-safety point in the heat. **GOOD PRACTICE** | ☐ |
| **LISTING** | | | |
| 19 | STRA registration number shown conspicuously in every advertisement | Required since 1 January 2025 to advertise or take bookings. **LAW · STRA** | ☐ |
| 20 | House rules current: noise, parties, maximum guests, pets, smoking | Sets expectations and supports any later dispute. **GOOD PRACTICE** | ☐ |
| 21 | Summer check-in instructions updated (lockbox code, parking, how to run the A/C) | Cuts arrival-night messages at the busiest time. **GOOD PRACTICE** | ☐ |
| 22 | Emergency and local-contact details in the guest guide | Guests need to reach someone fast if something fails. **GOOD PRACTICE** | ☐ |
| **NEIGHBOURS AND STRATA** | | | |
| 23 | Quiet-hours and noise expectations set and visible | Clear expectations prevent the most avoidable neighbour complaints. **GOOD PRACTICE** | ☐ |
| 24 | Parking bays allocated and explained; bin and rubbish days noted for guests | Protects the street and the relationship. **GOOD PRACTICE** | ☐ |
| 25 | Strata by-laws checked for short-stay conditions; a local contact who can respond quickly | Strata rules can restrict or condition short stays. **GOOD PRACTICE** | ☐ |

## FIX THESE FIRST

Verify smoke alarms (items 1 to 3), RCDs (item 4), any electrical and gas work (item 5), pool and spa barriers (items 6 and 7) and your STRA registration number on every advertisement (item 19). Book licensed trades or inspections where needed, and book them now rather than in the first week of December. Then complete the guest-comfort and neighbour checks.

## LEGEND AND SOURCES

**Law** = a legal requirement in Western Australia (triggered on rent or hire). **Law where applicable** = required for some properties only, as explained. **Good practice** = recommended, not a short-stay-specific legal requirement. *General information only, current to 17 November 2026. Not legal advice. Confirm your obligations with the regulator and your local council.*

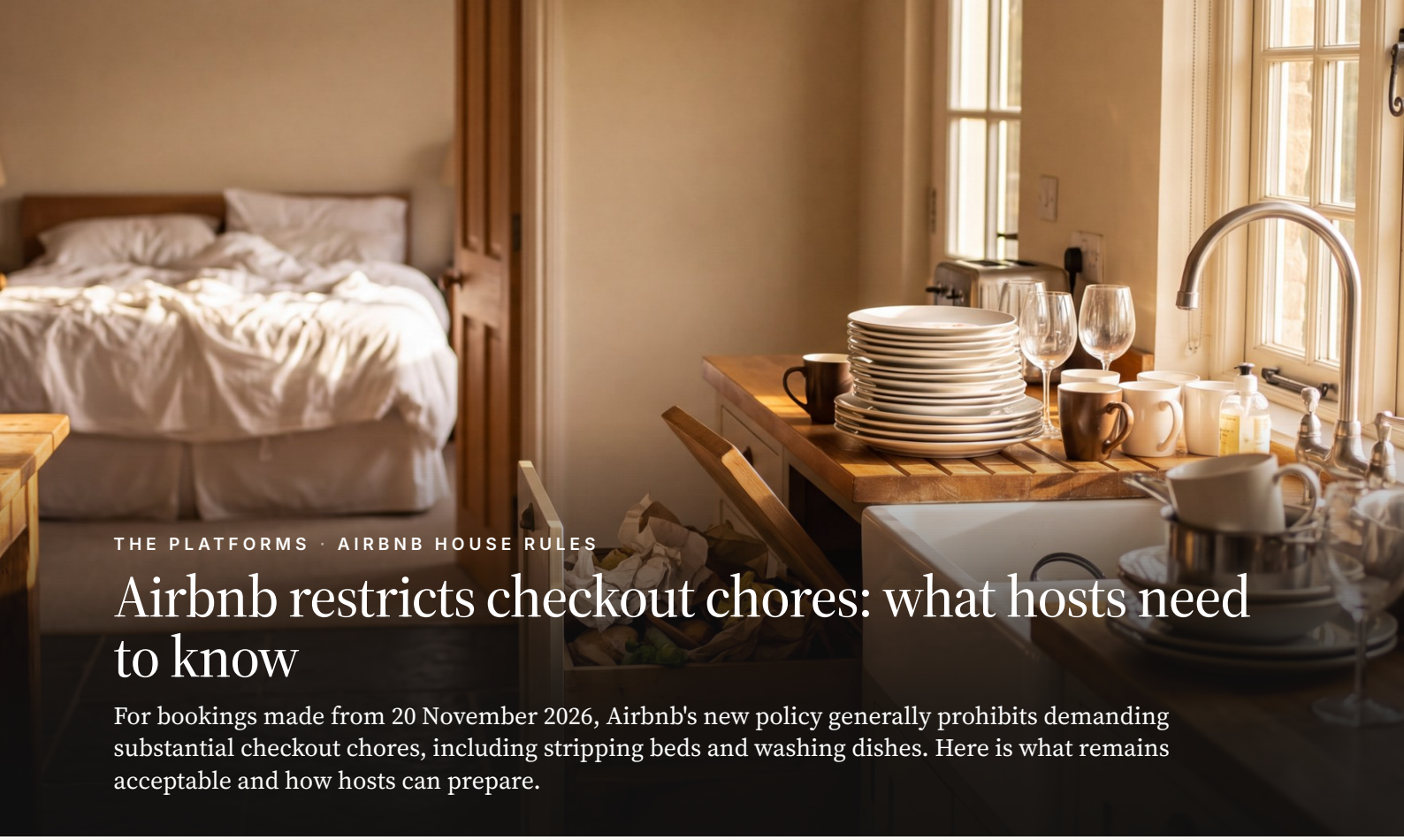
**Source codes** (all read 17 November 2026): B&E-Smoke · B&E-RCD · B&E-Pool · B&E-Gas · CP-Cords · DFES · STRA

## DATE CHECKED

_____

## SIGNED

_____



THE PLATFORMS · AIRBNB HOUSE RULES

# Airbnb restricts checkout chores: what hosts need to know

For bookings made from 20 November 2026, Airbnb's new policy generally prohibits demanding substantial checkout chores, including stripping beds and washing dishes. Here is what remains acceptable and how hosts can prepare.

For Airbnb bookings from 20 November, guests can no longer be required to do the washing-up.

**ON 20 OCTOBER 2026** Airbnb told hosts it was changing what they may ask of guests at checkout. The policy is published on Airbnb's Australian Help Centre and applies to reservations booked from 20 November 2026.

**What guests can no longer be asked to do.** Airbnb says hosts generally cannot require tasks that take significant time or effort, or that "would typically be performed by a cleaner". Its examples include washing and putting away dishes, removing sheets or starting a load of laundry, taking rubbish off-site, and avoiding the use of an amenity the listing offers. Airbnb may allow exceptions where a listing's circumstances or relevant local requirements justify a particular rule.

**What you can still ask.** Airbnb lists simple requests that remain acceptable: putting used dishes in the sink, gathering used towels, sorting rubbish and recycling into the indoor bins, and turning off the air conditioning when leaving. Rules must be reasonable and set out in the listing's House Rules section before booking.

**How Airbnb will enforce it.** Airbnb says it will begin reviewing listings on 20 November, with reviews running through March 2027 and continuing after that. It will notify hosts by email and in the app if their rules need attention. Affected hosts will have at least 20 days to update the rules or appeal, and one appeal is allowed. If a rule remains after an unsuccessful appeal, Airbnb may display a notice on the listing and take further action, including reduced search visibility. Hosts generally cannot impose their own fines or penalties for House Rule breaches, although Airbnb permits disclosure of certain fines imposed by local authorities or community associations.

**What now lands on the host.** From 20 November, a guest who books can leave without stripping a bed, washing a cup or taking a bag of rubbish out. Those jobs do not disappear. Depending on what guests leave behind, the host or turnover team may need to strip used beds, remove pillowcases, wash, dry and put away dishes, glasses and pans, empty bins and remove rubbish, alongside the usual cleaning, bed-making and restocking. With back-to-back bookings, all of it has to fit between one guest's checkout and the next guest's check-in, and in a busy summer that can happen several times a week. Whether you do your own turnovers or use a cleaner, hosts should ensure these tasks are covered in their turnover arrangements where needed, allowing enough time before the next arrival.

## WHAT THIS MEANS FOR WA HOSTS

**Bottom line:** for bookings from 20 November, substantial checkout chores can no longer be required of Airbnb guests.

**Who it applies to:** Airbnb hosts and co-hosts.

**Applies to:** bookings made from 20 November 2026.

**Official links:** airbnb.com.au/help/article/4168 · airbnb.com.au/resources/hosting-homes/a/important-changes-to-house-rules-21

## DO THIS

1. Review your listing's House Rules and remove any checkout chores that no longer comply, such as stripping beds, doing laundry, washing or putting away dishes, or taking rubbish off-site.
2. Replace them with requests Airbnb still allows: dishes in the sink, towels gathered, rubbish sorted into the indoor bins, air conditioning off.
3. Make sure every rule you rely on is set out in the listing's House Rules section before guests book.
4. Check your cleaning scope of work and turnover times for the peak season.
5. Watch your email and the app for review notices; if you receive one, you have at least 20 days to update or appeal.

*General information only, current to 18 November 2026. Not legal advice. Check Airbnb's current policy pages for your listing.*

**SOURCES** airbnb.com.au/help/article/4168 · airbnb.com.au (important changes to House Rules)

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What one queen room needs, from fitted sheet to bath mat. Pictured: a typical set, not the exact products priced.

THE BASKET · BEDROOM SET-UP

# What it costs to dress one queen bed

For Perth and WA hosts: we priced one queen bedroom's sheets, quilt, pillows, protector, towels and amenities from supplier product pages on 17 November 2026. Here is what each set-up costs, how GST changes the sums, and who delivers.

**A$347.04**

RETAIL SET-UP: BUNNINGS MARKETPLACE PRICES AS DISPLAYED, GST NOT STATED

**A$354.87**

HOSPITALITY-SUPPLIER SET-UP, EX GST (ABOUT A$382 TO A$390 INC GST)

**WE PRICED THE ESSENTIAL LINEN** and bedding for one queen bedroom using Australian retail and hospitality-supplier listings on 17 November 2026: sheets, a queen quilt and cover, two pillows, a mattress protector and towels. The retail selection came to A$347.04 and the hospitality-supplier selection to A$354.87, before GST is put on one consistent basis. Amenities, spare sets and delivery are extra. Repeat it for every bed in the property, then add spare sets of the washable items, and the opening bill grows quickly.

Every price below was read from the supplier's own page that day; one, flagged in the table, comes from a listing page because the product page showed no price. Where a page would not load, we left the item out rather than estimate it.

**ONE QUEEN BEDROOM, PRICED 17 NOVEMBER 2026**

| ITEM | RETAIL A$ | HOSPITALITY EX GST A$ |
|---|---|---|
| Queen sheet set | 106.20 | 61.96 |
| Quilt (hospitality price read on the listing page) | 49.00 | 81.99 |
| Quilt cover (hospitality: BNB Supplies, GST not stated) | 44.95 | 80.00 |
| Two pillows | 29.99 | 48.98 |
| Mattress protector | 32.95 | 46.49 |
| Towels: two bath, two hand, bath mat | 83.95 | 35.45 |
| **Linen and towels, one queen bedroom** | **347.04** | **354.87** |
| Amenities: 5-litre shampoo refill / carton of 300 single-use 30 ml tubes | 27.29 | 128.99 |
| **Total with amenities** | **374.33** | **483.86** |

**How to compare the totals.** The retail selection totals A$347.04 at the displayed marketplace prices, where GST is not stated. The hospitality selection totals A$354.87 using Reward Hospitality's ex-GST prices. Using Reward's displayed inc-GST prices instead, it comes to an estimated A$382 to A$390, depending on whether the A$80.00 BNB Supplies quilt-cover price includes GST. Because GST treatment, towel quantities (the retail hand towels come as a four-pack) and product specifications differ, these figures show two purchasing options, not a strict like-for-like comparison. Delivery is excluded. The National Hotel Supplies sheet set (A$131.95) is shown as an alternative and is not in either total.



**HOSPITALITY SUPPLIERS WERE CHEAPER** on the selected sheet and towel lines (A$61.96 ex GST against A$106.20 for sheets), although the towel quantities differed. The selected commercial quilt, cover, pillows and mattress protector were more expensive. National Hotel Supplies listed a 160 gsm polycotton queen set at A$131.95, tax included, so hospitality prices vary between suppliers as much as they differ from retail.

## HOW TO CHOOSE

Price is the smaller variable. Durability is the larger one, and no price table shows it. Hospitality sheets are commonly polycotton, a cotton and polyester blend built for frequent hot washing: the Reward queen sheets we priced are 135 gsm and 50/50 polycotton. Retail sets often lead with a high thread count, which says little about how the fabric survives a commercial wash. Read the care label for the highest wash temperature and whether tumble drying is allowed, then wash one set a few times before ordering more.

White sheets and towels make matching, replacement and spotting marks simpler, but colour alone does not decide how well linen survives washing. Check the manufacturer's care instructions for allowed temperatures, bleaching and tumble drying before choosing linen for repeated commercial laundering.

Budget for three sets of linen per bed: one on the bed, one in the wash and one on the shelf. That is a common industry rule of thumb, not an official standard, and a property with same-day changeovers may need more.



Single-use 30 ml amenities come in cartons of 300. At A$128.99 ex GST for a shampoo carton, each tube works out at about 43 cents.

**Key point.** *The purchase price is only the beginning. For short-stay linen, wash durability, drying time, replacement cost and the number of spare sets decide the longer-term cost.*

## WHERE TO BUY

| SUPPLIER | TRADE ACCOUNT | DELIVERY TO PERTH |
|---|---|---|
| **Reward Hospitality** hospitality linen, towels, pillows, quilts, mattress protectors and guest amenities; prices shown inc and ex GST | Not required to view prices; whether an account is needed to check out is not stated | Delivered Australia-wide; free metro delivery over A$200 (T&Cs apply); Perth and WA not named |
| **BNB Supplies** accommodation bed linen, quilts and covers, mattress protectors, towels, guest amenities (Melbourne-based) | Not stated | Ships across Australia from Deer Park, Victoria; Perth and WA not named; shipping charges not stated |
| **Bunnings Marketplace** consumer bedding and towels, mostly third-party sellers; the listings we read were online only | Not for the consumer listings we read | Sold and delivered by each seller; Perth delivery terms were not on the pages we read |
| **National Hotel Supplies** hotel bedding, towelling, guest amenities and room supplies | Not stated | Ships Australia-wide; Perth not named |
| **Lepack Accommodation Supplies** wholesaler of guest amenities, bed linen and towels; no prices on the pages we read | Not stated | Lists WA and Perth among its delivery areas; times and costs not given |
| **Mainlinen** hotel-style bedding and towels sold to hosts and hotels; we could not read its product prices | Wholesale accounts offered; retail also sold | A$350 free-shipping threshold for home shoppers; Perth not named |

## WHAT THIS MEANS FOR WA HOSTS

Compare totals on one GST basis, not single unit prices. Ask each supplier whether a quoted price includes GST, whether a trade account is needed, and what delivery to Perth costs, because several sites did not say. Buy one hospitality set, wash it a few times your usual way, and judge it before ordering for the whole property.

## DISCLOSURE

Products were selected for this comparison on editorial grounds. No supplier paid for inclusion, and Western Host has no sponsorship or affiliate arrangement with any supplier featured. Prices were checked on 17 November 2026 and may change; confirm availability, GST and delivery charges before buying.

**SOURCES** bunnings.com.au (sheet set) · rewardhospitality.com.au (fitted sheet) · rewardhospitality.com.au (quilt) · bnbsupplies.com.au (quilt cover) · nationalhotelsupplies.com.au (sheet set) · rewardhospitality.com.au (shampoo carton) · lepack.com.au · mainlinen.com.au



Price around the diary, not a flat rate: Scorchers nights, school holidays and New Year's Eve are the peaks between now and late January.

NEXT 60 DAYS · 1 DECEMBER 2026 – 31 JANUARY 2027, PLUS LOOK-AHEAD

# Perth's summer dates worth planning around

From Boxing Day cricket to school holidays and the opening of Fringe World, Perth's summer calendar brings dates worth watching. Here is what to check when planning rates, staffing and guest arrivals.

## EVENTS THAT MOVE DEMAND

| | |
|---|---|
| Now on | Lotterywest Films season at Somerville Auditorium, UWA, running to 21 March 2027. |
| 20 Dec 2026 | Perth Scorchers v Hobart Hurricanes, Optus Stadium. |
| 26 Dec 2026 | Perth Scorchers v Melbourne Stars, Optus Stadium. |
| 30 Dec 2026 | Perth Scorchers v Sydney Thunder, Optus Stadium. |
| 31 Dec 2026 | New Year's Eve, peak night across Perth. |
| 4 Jan 2027 | Perth Scorchers v Brisbane Heat, Optus Stadium. |
| 13 Jan 2027 | Perth Scorchers v Melbourne Renegades, Optus Stadium. |
| 20 Jan 2027 | Fringe World opens, Perth (runs to 14 February 2027). |
| 26 Jan 2027 | Australia Day, public holiday. |

## LOOK-AHEAD: JUST BEYOND THE 60 DAYS

| | |
|---|---|
| 1 Feb 2027 | School Term 1 begins; family demand eases. |

## SEASONAL CHECKS

| | |
|---|---|
| Bushfire | Check Emergency WA for current warnings and total fire bans, and your local government's published burning restrictions. Requirements vary by location. |

## DEADLINES AND DATES

| | |
|---|---|
| 17 Dec 2026 | Final day of Term 4 for WA public schools; summer school holidays follow. |
| 25 Dec 2026 | Christmas Day, public holiday. |
| 26 & 28 Dec | Boxing Day (Saturday) and its substitute public holiday (Monday). |
| 1 Jan 2027 | New Year's Day, public holiday. |
| Any time | Renew your STRA registration before its 12-month expiry (A$100). |

## HOST'S PLANNING NOTES

Check minimum stays around peak dates, confirm cleaner availability for public holidays, review guest arrival arrangements, and compare event dates with your own booking history before changing rates.

Through the peak: watch your let-nights against the 90-night exemption as summer fills.

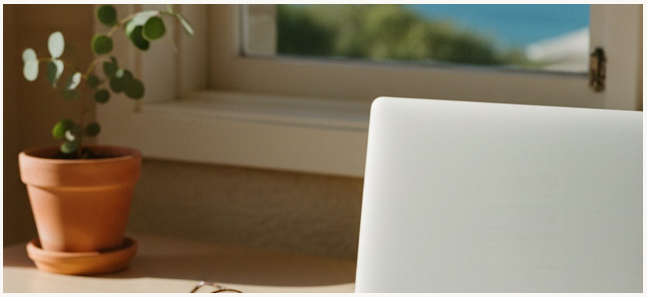
**Key point.** *Five Scorchers home matches fall between 20 December and 13 January. Check how these dates affect bookings in your area before changing rates or staffing.*

SOURCES perthfestival.com.au · fringeworld.com.au · education.wa.edu.au (term dates) · wa.gov.au (public holidays) · wa.gov.au/organisation/register · planning.wa.gov.au

# Renting, granny flats and the 90-night rule

Three common short-stay registration questions, answered using the WA Government's official guidance. This month: operating from a rental, counting the Perth 90-night exemption, and registering a granny flat.

*These questions are adapted from topics in the WA STRA Register's official FAQ; they are not submissions from individual readers. Send us yours for next month.*



Tenants can run a short-stay only if the lease allows it and the owner agrees, then the operator registers the premises.

## Q I rent the property. Can I register and run a short-stay from it?

Possibly. The register's guidance is that a tenant may be able to offer the property, or part of it, as a short stay where the tenancy agreement does not prohibit it, as a subletting arrangement. Check your tenancy agreement and obtain any consent required for the subletting; the register advises tenants to discuss the arrangement with their landlord or property manager. If you go ahead, you as the operator register the premises. Registration is a separate requirement and does not override the conditions of your tenancy agreement, so get the paperwork right before you list. Full text: wa.gov.au STRA register FAQ.

## Q When does my 12 months start for the 90 nights?

From your registration date, not 1 January. The Perth-metro exemption lets an unhosted property run without development approval where it is "leased for 90 nights or less (non-consecutive) within a 12-month period, as per the date of registration." So if you registered in March, your 90-night year runs March to March. Two things make the counting fairer than it first looks. Only nights actually let to guests count: the register "will capture the number of nights a registered premises is booked," and "Periods when the property is blocked out by an owner for private use are not counted towards nights booked." The register monitors reported bookings and sends notifications at 80 and 90 nights booked. Keep your own accurate records too, including direct bookings, which must be entered manually. Your registration itself also expires 12 months after it is completed, so the renewal and the exemption year run together. Above 90 let nights, you need development approval. Full text: wa.gov.au STRA register FAQ.

## Q Do I need to register a granny flat, or a room in my own home?

Yes, if you are letting it short-term. The register is clear that "It is now mandatory for all STRA to be registered," whether it is a whole house, a granny flat or a room. What changes is the category. A room you let while living on site is hosted STRA, which is exempt from planning approval across WA but still has to be registered. A granny flat may qualify as hosted where the host lives in the main house, and the reverse can also qualify, where the host lives in the granny flat and lets the main house. If both dwellings are used for short stays, the register treats them as unhosted and each must be registered separately. Register each one you let, and keep each registration number on its own listing. Full text: wa.gov.au STRA register FAQ.

> "It is now mandatory for all STRA to be registered."
>
> WA SHORT-TERM RENTAL REGISTER FAQ

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**SOURCES** wa.gov.au (STRA Register FAQ) · planning.wa.gov.au

# The missing number behind WA's first fine

In August, Consumer Protection announced its first A$2,000 infringement under WA's short-stay laws. The allegation concerned a missing registration number. We look at what the public record confirms, what it does not, and the checks every advertiser can make.

# A$2,000

## THE COST OF ONE MISSING REGISTRATION NUMBER

One empty field. One alleged breach. One A$2,000 infringement notice.

### THE CASE AT A GLANCE

- **The infringement:** A$2,000 notice announced by Consumer Protection on 21 August 2026.
- **The allegation:** an advertisement for a Perth metropolitan property did not display its registration number.
- **Not reported:** the provider's identity, the platform, or any later outcome.
- **The rule:** the correct number, readily visible, in every advertisement.
- **The ceiling:** maximum court-imposed fines for certain offences of A$20,000 (individual) and A$100,000 (corporation), not the infringement amount.

### WHAT A HOST OR PROPERTY MANAGER CAN CHECK THIS WEEK

1. Every live listing (Airbnb, Booking.com, Stayz, your own website, social posts) shows the registration number where a reader can see it.
2. The number is the correct one for that exact property, not copied from another listing.
3. Listings still show it after any platform redesign or listing edit.
4. The public STRA Register confirms the property is registered and the number is valid. That confirms registration only; planning approval and other requirements still need checking separately.

### WHAT CONSUMER PROTECTION CONFIRMED

On 21 August 2026 the WA Government announced the first infringement under the state's short-stay laws: A$2,000, issued by Consumer Protection to a short-stay provider. It related to a residential property in the Perth metropolitan area that was allegedly advertised without its STRA registration number. The Commissioner for Consumer Protection, Trish Blake, said the case "demonstrates that Consumer Protection is actively enforcing legislation", and that the agency would keep monitoring compliance.

### WHAT THE ANNOUNCEMENT DID NOT ESTABLISH

The announcement did not name the provider, the suburb or the platform, and neither do we. It reported that an infringement notice was issued; it did not report whether the notice was paid, challenged or decided by a court. What it shows is the regulator's priority, not a court's finding.

### WHICH ADVERTISING OBLIGATIONS APPLY

Every advertisement for a registered short stay must show the correct registration number in a readily visible way. Booking platforms and advertising publishers carry their own obligations under the regime, including restrictions on publishing advertisements for unregistered premises and advertisements with a missing or falsely displayed number. Depending on the circumstances, a non-compliant advertisement can expose both the provider and the publisher to regulatory consequences. Certain offences under the STRA legislation carry maximum court-imposed fines of A$20,000 for individuals and A$100,000 for corporations. These are statutory ceilings, not the amount of the infringement notice issued in this case.

The reported A$2,000 infringement is a reminder that a small advertising omission can carry a significant regulatory consequence.

**SOURCES** wa.gov.au (first infringement announcement) · consumerprotection.wa.gov.au · legislation.wa.gov.au · wa.gov.au/organisation/register

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