

Could You Provide Accommodation in the Tatiara?

Help Meet Local Accommodation Demand

Why Is Accommodation Needed?

The Tatiara region is experiencing ongoing demand for short and medium-term accommodation from visitors, seasonal workers, contractors, new residents, business travellers and tourists. If you have an empty house, investment property, granny flat, unit, or spare room, you may be able to provide accommodation while earning additional income.

- Support local businesses and economic activity.
- Increase accommodation options within the region.
- Help visitors and workers find suitable places to stay.
- Create opportunities for property owners to generate income from vacant or underutilised properties.

Who Can Provide Accommodation?

You may be able to assist if you have:

- An empty house
- A holiday home or investment property
- A self-contained unit or granny flat
- A spare bedroom within your home
- Farm stay or rural accommodation facilities

What Types of Accommodation Are Suitable?

Suitable accommodation may include entire homes, furnished units or flats, granny flats, bed and breakfast accommodation, farm stays and spare rooms within an occupied residence.

Guests are generally looking for:

- Safe and comfortable accommodation
- Furnished living spaces
- Kitchen and laundry facilities
- Internet access where available
- Convenient parking
- Clean and well-maintained properties

What Accommodation Is Not Suitable?

Any unapproved development is not suitable. Even existing buildings may not have appropriate approvals and it is important to check with Council before progressing your idea. All buildings also need to meet the requirements of the National Construction Code. Sometimes people are surprised by the approvals that are needed. Development approval is needed for:

- Tiny homes
- Shipping container conversions
- Transportable buildings
- Sheds
- Buildings not intended for human habitation
- Mobile homes
- Caravans and motorhomes
- Granny flats and ancillary accommodation
- Anything not connected to an approved wastewater system.

Things to Consider Before Getting Started

Check Local Requirements

Changing a dwelling to short-term accommodation, such as an Airbnb, will likely require development approval for a change in land use. Long-term residential rental agreements do not require approval. Before offering short-term accommodation, we encourage you to contact Tatiara District Council to discuss any planning, development, or other regulatory requirements that may apply to your property.

Property Safety

Ensure your accommodation has working smoke alarms, safe electrical and gas appliances, adequate lighting, ventilation and sanitation, and is clean and well-maintained. The property must be connected to an approved wastewater system. There are strict safety requirements for accommodation providers.

Insurance

Speak with your insurer before hosting paying guests. Existing home insurance policies may not provide appropriate cover.

Providing Meals

If you intend to provide breakfast or other meals, follow food safety requirements and check any applicable SA Health requirements. Depending on what you're planning, you may need to complete a Food Business Notification and a food safety inspection.

Income and Tax

Income earned from accommodation may have taxation implications. Keep accurate records and seek professional advice.

Management Options

Private Arrangements

Manage bookings directly with guests.

Real Estate Agent Management

A local real estate agent may assist with advertising and property management.

Online Booking Platforms

List your property through platforms such as Airbnb, Stayz or similar accommodation websites.

Employer Arrangements

Businesses and employers may seek accommodation for staff, contractors, or visitors.

Being a Good Neighbour

Manage noise and guest behaviour, provide suitable parking, manage rubbish appropriately, and encourage respectful conduct towards neighbours and the wider community.

Where Can I Get Help?

Tatiara District Council

www.tatiara.sa.gov.au

(08) 8752 1044

Consumer and Business Services South Australia

www.cbs.sa.gov.au

Regional Development Australia Limestone Coast

www.rdalco.org.au

(08) 8723 1057

Disclaimer: This information sheet is intended as a general guide only. Property owners should obtain their own professional advice and confirm applicable requirements before commencing accommodation operations.