

# How do you get Approval for Airbnb in your Unit?

There has been a lot of contention over Airbnb and similar type letting arrangements within Strata Schemes. The recent Parliamentary Inquiry into the Adequacy of Regulation for Short Term Holiday Letting which rejected calls to ban Airbnb within strata schemes, has not been challenged by the NSW Government's in its recent preliminary responses to the Inquiry.

If you want to list your unit on Airbnb or other similar short term letting websites, you can achieve this by:

- Checking the valid by-laws in force for your strata scheme. There may be by-laws inappropriately prohibiting or regulating the operation of short term letting services from your unit.
- Checking your local environmental planning instruments, as each Council, without any uniform regulatory controls in place, have different requirements.
- If planning approval from either Council or a Private Certifier is required, prepare and lodge such application.
- In some instances, you will need the consent of the owners corporation before and development application can be determined by Council.
- Conditions may be imposed by Council and upgrades to services within your lot and/or the common property may be required i.e. fire services, disability services, etc.
- If common property upgrades are required the owners corporation will need to approve any works to common property.
- If the owners corporation unreasonably refuses to grant consent to the development application, or upgrade to the common property or any by-law prohibiting the operation of short term letting arrangements within your strata scheme you may have an application for unreasonable refusal against the owners corporation in the NSW Civil and Administrative Tribunal.

If you need help with the interpretation of any planning instruments, the lodgement of a development application, the interpretation of a by-law and its reasonableness contact us to obtain further advice.

## **Related Articles:**

[Airbnb – Is Your Strata Building Becoming a Party Hotel?](#)

[What can an Owners Corporation do to Regulate or Prohibit Airbnb?](#)

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