

Item 11.4

Notices of Motion

Short Term Rental Accommodation City of Sydney

By Councillor Ellsmore

It is resolved that:

(A) Council note:

- (i) there is a shortage of rental accommodation within the City of Sydney. Short term rental accommodation (such as AirBnB) contributes to the shortage of rental housing supply, where it converts properties that would otherwise be available for long term rental into short-stay accommodation;
- (ii) low vacancy rates are contributing to skyrocketing rents. Rents for units across the Local Government Area have increased by 27 per cent in Zetland, 29.5 per cent in Chippendale and 20.0 per cent in Glebe (in the 12 months to March 2023);
- (iii) according to independent platform Inside AirBnB, as of May 2023, there were 5,019 listings of short-term rentals in the City of Sydney Local Government Area - 3,493 of which were entire homes or apartments. The average stays are getting longer – 59 nights for an un-hosted property, up from 39 nights this time last year;
- (iv) The Guardian reports that short term rentals have surged since 2021 – with the City of Sydney being one of the top five Local Government Areas in terms of numbers of rentals;
- (v) local councils have limited powers to regulate short-term rentals. There is an 180-day annual cap for non-hosted accommodation, and accommodation managers are required to register with the Department of Planning and Environment;
- (vi) however, many properties in the City of Sydney Local Government Area are not registered. As of 9 May 2023, only 2,660 properties were listed on the State's (STRA) register - 1,766 of these are non-hosted; and
- (vii) in April 2023, the Independent Planning Commission provided formal planning advice to the NSW Government in support of the ability of Byron Bay Council to impose a 60-day annual cap on short-term rentals, as a measure to address housing availability and affordability;

(B) the Chief Executive Officer be requested to:

- (i) investigate the impact that short term rental accommodation is having on rental affordability and availability in the City of Sydney Local Government Area;

- (ii) consider best practice responses to better regulate short-term letting, where it is exacerbating housing shortages and contributing to unaffordability; and
 - (iii) provide advice to the Housing for All Working Group and the Council; and
- (C) the Lord Mayor be requested to join with other NSW Mayors by writing to the NSW Minister for Planning Paul Scully, to seek greater authority for councils to regulate local short-term letting.

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