

# FACT SHEET: Airbnb Accommodation

## What is Airbnb accommodation?

Airbnb is an online marketplace and hospitality service, enabling people to lease or rent short-term lodging including holiday rentals, apartments, homestays, hostel beds, or hotel rooms. In the [Logan Planning Scheme](#) Airbnb may be defined as either:

- a **Home based business**, if the owner resides in the house or unit; or
- **Short-term accommodation**, if the owner does not reside in the house or unit.

## Do I need approval from Council?

Whether or not planning approval (lodging a development application) is required depends on the use and the location (zone). The zone for a property can be identified using the Property Report in the [Logan PD Hub](#).

<p><b>Home based business</b> (owner lives in the house or unit where the Airbnb service is offered)</p>	<p><b>No:</b> Planning approval (lodging a development application) is not required in specified residential zones (see diagram next page) if all of these criteria are met:</p> <ul style="list-style-type: none"><li>• No more than three bedrooms may be used for the guest accommodation;</li><li>• Meals may only be served to paying guests;</li><li>• A minimum of one parking space must be provided per bedroom to be utilised for guest accommodation in addition to the two spaces required for the dwelling; and</li><li>• No more than three guest motor vehicles are to be parked on site at one time.</li></ul> <p><b>Yes:</b> In other zones or if any of the above criteria are not met, a development application will need to be lodged with Council to seek planning approval.</p>
<p><b>Short-term accommodation</b> (owner does not live in the house / unit)</p>	<p><b>Yes:</b> Planning approval <b>is required</b> in <b>all residential zones</b>. A development application will need to be lodged with Council, which will be:</p> <ul style="list-style-type: none"><li>• Code assessable in the Low-medium density residential zone (Apartment precinct) and Medium density residential zone; or</li><li>• Impact assessable (which requires public notification) in all other residential zones.</li></ul>

**Note:** Regardless of whether or not planning approval is required, you may require a [licence](#) under Council's local laws to operate the Airbnb, to ensure high standards of public health and safety are maintained.

## How do I obtain approval from Council?

To seek planning approval (and obtain a development permit) for an assessable Home based business or Short-term accommodation, a development application for a Material Change of Use needs to be lodged with Council electronically, in person, via post or via email. For more information on application lodgement methods and requirements (such as application forms and relevant supporting information e.g. plans) visit Council's [website](#).

## More Information:

- see the Airbnb self-assessment below;
- visit Council's [Planning & Development webpage](#);
- visit Council's [Licensing of short-term accommodation webpage](#);
- contact Council using the details provided in the footer of this fact sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

## Airbnb self-assessment

Do you reside in the property?

**Yes** - The use is considered a  
**Home based business.**

**No** - The use is likely to be considered  
**Short-term accommodation.**

Is your property in one of the following zones?

- Emerging community zone
- Environmental management and conservation zone
- Low density residential zone
- Low-medium density residential zone (LMDR)
- Medium density residential zone (MDR)
- Rural zone
- Rural residential zone

You require approval  
from Council.\*

**Yes**

**No** - You require  
approval from Council.

Do you comply with the following:

- No more than three bedrooms for Airbnb
- Rented area = 50m<sup>2</sup> or less if in LMDR or MDR zones
- Meals only served to paying guests
- Minimum of one extra parking space per bedroom used for Airbnb
- No more than three guest motor vehicles parked on site

**Yes** - You do not need  
planning approval from  
Council.\*

**No** - You require  
approval from Council.\*

\* You may require a [licence](#) under Council's local laws to operate the Airbnb.

The zoning of a property can be identified by using the Property Report in the [Logan PD Hub](#).