

## airbnb



### Airbnb / Short-Term Letting in Body Corporate

Short-term letting through platforms like Airbnb has become common across Queensland. This Airbnb fact sheet explains what lot owners, committees and residents should know when operating or living in a body corporate where short-term letting occurs.

#### Can you Airbnb your lot?

In many cases, yes. However, this depends on the specific property and approvals in place.

Things that may affect short-term letting include:

- Local council zoning and planning approvals
- Development approval conditions
- Building classification
- Registered by-laws
- Use of common property
- Fire and safety compliance
- Insurance requirements

Each scheme can differ, so you should review your own property before advertising accommodation.

#### Can the body corporate stop Airbnb?

A body corporate may have limited ability to prohibit lawful residential use outright. However, the body corporate can still require owners, tenants and guests to comply with by-laws and scheme rules.

This may include matters such as:

- Noise
- Parking
- Waste disposal
- Use of common property
- Security access
- Behaviour causing nuisance or hazard

If issues arise, the body corporate may take steps available under Queensland legislation.

#### Do owners need council approval?

Probably!

Some properties may require planning approval or may already have conditions that regulate short-term accommodation use. Fees or approvals may also apply depending on the property and location.

Owners should contact Toowoomba Regional Council or the relevant local authority before commencing.

#### What should owners do first?

Before listing a property for Airbnb or other short-term letting, owners should:

1. Review the Community Management Statement and by-laws
2. Check council planning requirements
3. Confirm insurance impacts

4. Notify their property manager if applicable
5. Provide guests with scheme rules
6. Manage guest parking and access properly

### What can committees do?

Committees can help reduce disputes by:

- Keeping by-laws current and clear
- Communicating rules to owners and occupiers
- Acting promptly on breaches within legislative limits
- Seeking professional advice when needed

### The Bottom Line

Airbnb and short-term letting may be allowed in some schemes, but owners must comply with council requirements, by-laws, and all applicable laws.

Good management and clear communication usually prevent most issues.

### Toowoomba Regional Council

The Toowoomba Regional Council has created their own information sheet on the topic – <https://www.tr.qld.gov.au/Business/Running-a-business-from-home/Short-term-accommodation>

### Council will also apply fees

|                                                                                                 |             |            |          |
|-------------------------------------------------------------------------------------------------|-------------|------------|----------|
| 3. Short Term accommodation (where for holiday rental in a single dwelling - Airbnb or similar) | a. Standard | i. Code    | 2,700.00 |
| 3. Short Term accommodation (where for holiday rental in a single dwelling - Airbnb or similar) | a. Standard | ii. Impact | 4,050.00 |

*Fees applicable at 1 July 2025*

Council will also require a detailed application to be made – an example here

18 Dunmore Street, East Toowoomba Qld 4350

<https://developmenti.tr.qld.gov.au/DocumentSearch/GetAllDocument?applicationId=MCUI/2021/1040>

### The Bottom Line

Can the body corporate stop somebody from letting their unit via Airbnb ... probably not.

However, the body corporate can insist the owner comply with the law including the requirements of Council.