

**Submission
No 2**

ADEQUACY OF THE REGULATION OF SHORT-TERM HOLIDAY LETTING IN NEW SOUTH WALES

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The arrival of AirB&B and the like, have changed the commercial landscape.

The most proactive way to address this is to regulate it.

This can be simply done with a State Policy under the EPA Act which permits people to apply to their local council to obtain Consent for a B&B, and these provisions would state that if that B&B comprising no more than 1 guest bedroom, then it would need to meet fire safety requirement, but it would be exempt from having to upgrade to provide full disabled access, disabled parking, and disabled bathrooms.

Above one bedroom such disabled access provisions would need to be complied with.

This type of proactive regulation would ensure registration, installation of fire safety measures, and adherence to minimum standards set, with exemption from Disabled Access requirements where no more than one room is offered.

This ensures a broad economic base without unreasonable regulatory or compliance requirements for small scale tourist accommodation.