QTON No. 119

Legislative Assembly for the **Australian Capital Territory**
Select Committee on Estimates 2026-2027

Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question taken on notice

Asked by: Mr Andrew Braddock MLA

Addressed to: Treasurer

In relation to: Treasury and Short-Term Accommodation – Short-Term Housing to Long-Term Rental

Hearing: 27 July 2026
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Transcript provided: 29 July 2026
Answer Due: 5 August 2026

Ms Lisa Holmes: took on notice the following question(s):

MR BRADDOCK: Fair enough. Then I will pivot then and go to the five per cent short term levy contribution which was introduced last year on short term rental accommodation like Airbnb. Mr Steel, you estimated the levy would result in some short term rentals in the ACT switching to long term rentals. Have you been able to measure this or do you have any data or evaluation of the impact that that levy is having?

Mr Steel: Obviously, the main intent of this was to raise revenue. Being clear about that, it is not expected to have a very significant impact on the rental market.

MR BRADDOCK: Do you have any—

Mr Steel: But it may have a positive one, but the purpose of this was to raise revenue, so to the extent that it, you know, should be evaluated, it should be evaluated on the basis of how much revenue is brought in, and it seems—and it has been quite successful thus far, and it is why we have made the decision to increase the rate from five to 7.5 per cent.

Ms Holmes: We will take on notice what data we have in relation to how we have done a costing as to what change in the composition of that group of residences we may have. I will have to take on notice the detail of what we have used to cost.

MR BRADDOCK: So just to clarify, in terms of the point you have taken on notice, in terms of any influence in the change of—from short term housing to long term rental—is that what you are taking on notice?

Ms Holmes: We will take on notice what was the data we have about the underlying properties that the levy is being applied to, and whether there has been any change to that. We would have to see whether we can impute why that might be but we can certainly look at what was the change in the composition of the properties.

MR EMERSON: Can I add to that which might—

MR BRADDOCK: Well, if you are just going to do it on notice, but I have got further—

MR EMERSON: Just for the—yes, if you could take on notice also what you are assuming, like the number of properties you are assuming will pay this levy over the forwards.

Ms Holmes: We will look it up, yes.

Mr Chris Steel MLA: The answer to the Member's question is as follows:

The Short-term Rental Accommodation (STRA) levy was announced as part of the 2024-25 Budget. The initiative was costed based on the number of listed whole properties and the average gross income received by property owners.

The 2026-27 Budget STRA levy revenue estimates are based on forecast growth in liable properties, and the levy rate increase from 5 per cent to 7.5 per cent. Current forecasts are based on a combination of long run CPI and population growth; in future budgets, this will also be informed by actual collections.

While the ACT Revenue Office does not collect data on the number of short-term rentals, rental bond data suggests no material change in the rental market, with the number of active rental bonds increasing slightly between 30 June 2025 and 30 June 2026.

Approved for circulation to the Select Committee on Estimates 2026-2027

Signature: Date: 10/8/26

By the Treasurer, Mr Chris Steel MLA