

# Short-Term Rental Accommodation Incentive Scheme

## Fact sheet – **Phase 3**

### What you need to know

#### **Short-term rental accommodation**

Short-term rental accommodation (STRA) is the common name given to holiday homes, units or apartments offered for short-term or short-stay rental, usually through an online booking platform such as Airbnb, or a management agency.

These properties are usually built for residential purposes in residential areas and are often 'un-hosted' meaning the guests stay in the property and the property owner does not stay on site.

#### **STRA Incentive Scheme**

The scheme provides a \$10,000 incentive payment for property owners who offered short-term rental accommodation between 20 May 2025 and 30 June 2025 (STRA period) but are now willing to transition to a minimum 12-month long-term tenancy, at or below the maximum rent chargeable for their property's location (see overleaf).

Applications will be open until midnight on 28 February 2026 unless grant funds are otherwise exhausted beforehand.

### Am I eligible?

#### **Yes**

You must meet all of the below requirements:

- ☒ You own a single, self-contained property i.e. house, flat, apartment or units.
- ☒ You owned the property for the entire STRA period, and you are still the current owner.
- ☒ The entire property was occupied or advertised as un-hosted short-term rental accommodation between 20 May 2025 and 30 June 2025.
- ☒ You transition your property from short-term to long-term rental accommodation by midnight on 28 February 2026.

- ☒ You enter into a residential tenancy agreement for at least 12 months, and the rent charged is at, or below, the maximum rent chargeable for your property's location (see below).
- ☒ The tenancy must commence after 30 June 2025 and no later than midnight on 28 February 2026.
- ☒ You have an Australian bank account that payments can be made into.

## No

If any of the below are applicable to you:

- ☒ You do not own the property.
- ☒ You did not own the property during the STRA period.
- ☒ You are not renting the entire property (e.g. only renting one room).
- ☒ Your property was subject to a long-term tenancy of three months or longer anytime during the STRA period (as defined on page one).
- ☒ You or any owner(s) have received a payment for the property under the Vacant Property Rental Incentive Scheme or a previous phase of the Short-Term Rental Accommodation Incentive Scheme.

## Maximum rent chargeable by location

Location	*Maximum weekly rent chargeable
Greater Perth (includes Mandurah)	\$950
Peel (excluding Mandurah)	\$650
Gascoyne	\$1,000
Goldfields/Esperance	\$800
Great Southern	\$700
Kimberley	\$1,500
Mid West	\$700
Pilbara	\$1,400
South West	\$850
Wheatbelt	\$700
Christmas Island	\$1,500
Cocos (Keeling) Islands	\$600

\* Maximum Rent chargeable by location has been calculated by Consumer Protection WA using the four-bed median rental price for a house in each location as published by REIWA. This takes into account potential increases in the rental price over the term of the 12-month lease.

## Incentive payments

Approved property owners will receive \$10,000 in two stages:

- \$4,000 once the application is approved by Consumer Protection.
- \$6,000 once the rental agreement reaches 12 months and the eligibility criteria have been met.

## How do I apply

Applicants are encouraged to submit their [application online](#). To apply online you must have established a Digital ID such as [myID](#). A Digital ID is a safe, secure and convenient way to prove who you are online, to access government online services. If you can't apply online, a manual application form is available by contacting Consumer Protection on 1300 30 40 54.

## Need more information?

Further information about the Short-Term Rental Accommodation Incentive Scheme including frequently asked questions, terms and conditions and guidelines are available via the [STRA Incentive Scheme website](#).

You can also email Consumer Protection via [cpgrants@lgirs.wa.gov.au](mailto:cpgrants@lgirs.wa.gov.au) or call on 1300 30 40 54.

### Department of Local Government, Industry Regulation and Safety

[www.lgirs.wa.gov.au](http://www.lgirs.wa.gov.au)

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#### Disclaimer:

The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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