

# Short-Term Rental Accommodation Incentive Scheme

## Guidelines – Phase 3

### About the scheme

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.

The STRA Incentive 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).

To qualify, the property must have been occupied or advertised as un-hosted short-term rental accommodation during the STRA period.

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 has been met.

The purpose of the scheme is to encourage property owners to lease their properties on the long-term rental market.

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

### Eligibility criteria

**To be eligible, applicants must meet all the below requirements:**

**Stage One: \$4,000 paid on application approval**

- You own a single, self-contained property i.e. house, flat, apartment, unit.
- 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, with the tenancy commencing after 30 June 2025 and no later than midnight on 28 February 2026.
- The rent charged is at, or below, the maximum rent chargeable under the scheme for your property's location (see table below).
- You have an Australian bank account that payments can be made into.

#### **Stage Two: \$6,000 paid after 12 months**

- You are still the owner of the property
- The property was leased on the long-term rental market for at least 12 months.
- The owner has complied with the requirement that rent be at or below the maximum rent chargeable under the scheme by location throughout the 12-month term of the lease agreement.

#### **You would not be eligible 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 out the entire property (e.g. only renting out one room).
- Your property was subject to a long-term tenancy of three months or longer anytime during the STRA period of 20 May 2025 to 30 June 2025.
- You or any co-owner(s) have received payment for the property under the Vacant Property Rental Incentive Scheme or a previous phase of the Short-Term Rental Accommodation Incentive Scheme.

**Please read the Terms and Conditions carefully as by submitting its application, and again by accepting any Grant, the Applicant agrees to comply with the Terms and Conditions.**

## **Maximum rent chargeable by location**

<b>Location</b>	<b>*Maximum weekly rent chargeable</b>
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.

## Scheme conditions

Applications to the STRA Incentive Scheme must meet the following conditions:

- the property is located in Western Australia, Christmas Island or Cocos Keeling Islands;
- the applicant is an owner of the property, and where it is jointly owned, they are authorised by any other owner(s) to make the application on their behalf;
- the applicant and any co-owner(s) do not live in the property;
- the applicant and any co-owner(s) are not related to any of the tenants. This is defined as immediate family including blood or step parents/children/siblings;
- only one application can be made per property;
- the residential tenancy agreement does not allow for the tenant(s) to sub-let or part with possession of the property;
- the residential tenancy complies with the *Residential Tenancies Act 1987* (WA) and Residential Tenancies Regulations 1989 (WA); and
- the applicant has all necessary approvals to rent the property such as strata company approvals if required.

## Changes in tenancy during the 12-month period

If the initial tenancy is terminated, to remain eligible for the second incentive payment, the property must be re-let on the long-term rental market:

- with a gap of no more than six weeks between tenancies; and
- at or below the maximum rent chargeable under the scheme by location throughout the 12-month term of the lease agreement.

If an owner executes subsequent tenancies within the allowed six-week period, the second incentive payment is due to the owner after the 12-month anniversary of the property being initially leased for 12 months.

## Preparing your application

Applicants will need to provide supporting documentation to show that they meet the STRA Incentive Scheme criteria.

A complete copy of the signed residential tenancy agreement including all pages and annexures must be included with your application to show that the property is rented on the long-term rental market for at least 12 months and that the tenancy started after the commencement of the STRA Incentive Scheme (Phase 3) on 1 July 2025.

Supporting documentation must also be included with your application to show that the property was booked as short-term rental accommodation, or was available for booking, between 20 May 2025 and 30 June 2025. This might include:

- a booking platform agreement covering the STRA period;
- booking confirmation emails demonstrating that the property was booked as short-term rental accommodation within the STRA period;
- extracts from your booking calendar, showing that the property was either booked or available for booking as short-term rental accommodation during the STRA period; and
- a copy of a tax or transaction statement issued by your booking platform to substantiate the property's use as short-term rental accommodation. The statement must indicate bookings, or payments, within the STRA period.

## How to 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.

## FAQs

Read the [Frequently Asked Questions](#) to assist with your application.

## Contact

If you have questions about the STRA Incentive Scheme, contact Consumer Protection on 1300 30 40 54 or email at [cpgrants@lgirs.wa.gov.au](mailto:cpgrants@lgirs.wa.gov.au)

### 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 guideline 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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