

23 March 2018

[REDACTED]

Dear [REDACTED]

Local Government Official Information and Meetings Act (LGOIMA) request about rating for Airbnb's

I refer to your LGOIMA request of 13 March asking if residents of Dunedin renting out their spare rooms on AirBnB are having correct rating applied, along with water rates and building WOF's.

The table below provides a summary of how the different types of short-term visitor accommodation is currently rated by the DCC.

Type of accommodation	General rate differential category
Hotels, motels, backpackers and camping grounds - traditional commercial accommodation	Commercial: 2.45
Commercial B & B* – B & B's with greater than four bedrooms.	Commercial: 2.45
Heritage B & B* – B & B's with greater than four bedrooms, meets 'heritage' criteria and the owner lives at the facility. The differential is set at a lower level to ease the rates burden on these operators.	Residential Heritage B & B: 1.75
Residential B & B – B & B's with four bedrooms or less.	Residential: 1.00
Homestays - B & B style accommodation with four bedrooms or less, where the usual occupants of the residence remain in occupancy while hosting paying guests.	Residential: 1.00

* B & B properties in this category are those the Council has knowledge of or has been advised of.

If a property pays a residential rate, then water rates are charged as a fixed amount, unlike commercial properties that are charged for water based on metered usage.

Residential properties are not subject to the commercial Building Warrant of Fitness requirements.

A Rates and Funding Advisory Panel has been established by the DCC, and it has asked staff to investigate rating options for residential properties providing short term accommodation. I advise that this work is currently in progress.

I trust this answers your enquiry.

Yours sincerely

Sharon Bodeker
Team Leader Civic