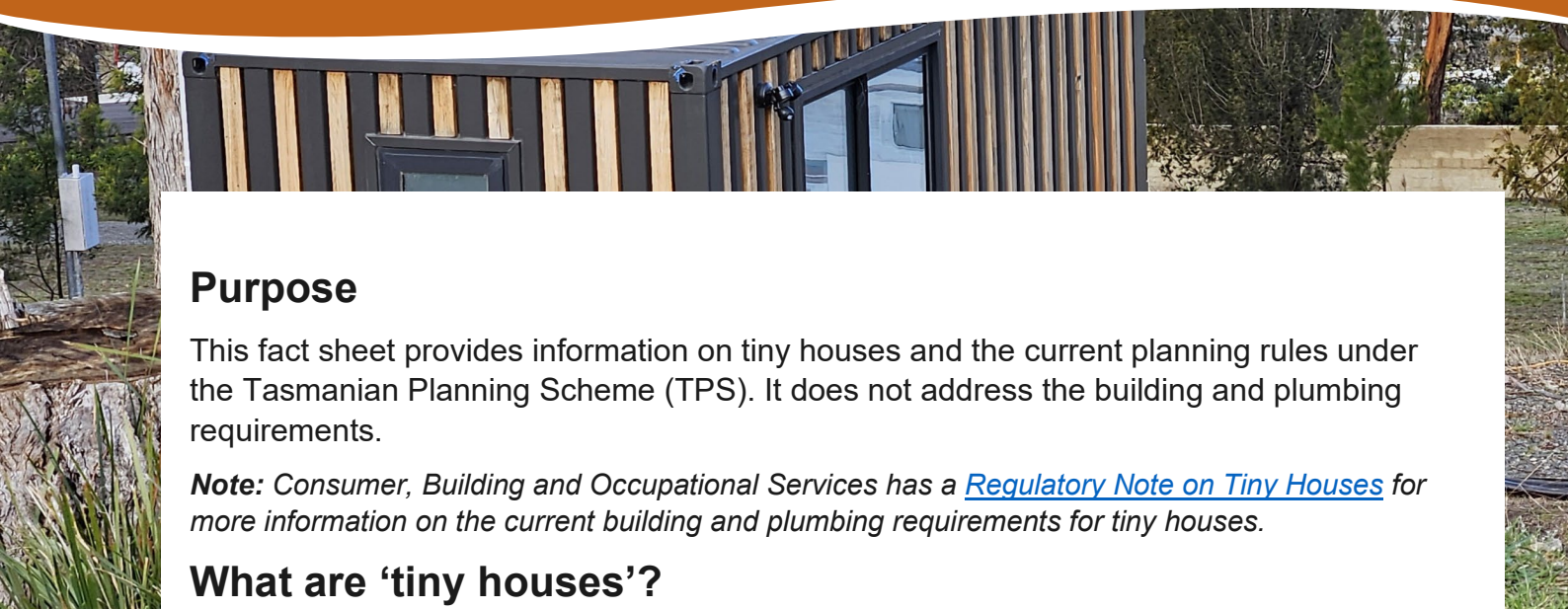


Tasmanian Planning Scheme

Tiny Houses

Fact Sheet



Purpose

This fact sheet provides information on tiny houses and the current planning rules under the Tasmanian Planning Scheme (TPS). It does not address the building and plumbing requirements.

Note: Consumer, Building and Occupational Services has a [Regulatory Note on Tiny Houses](#) for more information on the current building and plumbing requirements for tiny houses.

What are 'tiny houses'?

A 'tiny house' is a term used to describe a smaller house than more traditional sized houses. They can be a less expensive option, or a lifestyle preference.

A tiny house can be fixed to the ground like traditional houses, or be a mobile structure, such as a caravan, camping trailer, or other structure on wheels designed as a house.

Do I need a planning permit?

Whether you need a planning permit to use your tiny house as a permanent residence depends on what planning zone the site is located, and the design and location of the tiny house on the site.

Not all residential use and development requires a planning permit. A single dwelling¹ on a site, or a secondary residence² (e.g. a granny flat), does not require a planning permit in the main residential zones, if the relevant planning rules in the TPS are met.

¹ A single dwelling is defined as a dwelling on a lot on which there is no other dwelling, other than a secondary residence. A dwelling is a self-contained residence which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink.

² A secondary residence is sometimes referred to as a granny flat or ancillary dwelling. They are a small, self-contained residence up to a floor area of 60m² that is in addition to a single dwelling on the same site. They must share the access, parking, water, sewerage and gas, electricity and telecommunications connections and meters, with the single dwelling on the site. Note that self-contained residences that do not meet the secondary dwelling requirements are generally considered to be 'multiple dwellings'.

Regardless of their size, a tiny house used as a permanent residence on a site is still a residential use, so is assessed accordingly under the TPS³. A tiny house that is fixed to the ground (e.g. a water or wastewater connection) or connected to another structure such as a deck or awning, would normally be considered as a permanent structure.

It is recommended that you discuss your circumstances with a qualified planner or your council to better understand the planning rules that are applicable to you.

Planning rules for tiny houses

There are 16 zones in the TPS which accommodate different types of houses. The planning rules that apply to a tiny house depend on how it is used, and the zone it is located in. A tiny house used as a permanent residence is assessed as a residential use and development like all other houses.

A tiny house can be approved for residential use and development on a site in one of the following ways:

- the only dwelling on a site (a single dwelling);
- a secondary residence associated with a single dwelling on a site;
- one of a number of dwellings on a site (a multiple dwelling⁴); or
- as part of another form of housing, such as a boarding house or communal residence.

Zone rules

A single dwelling or a secondary residence is assessed as No Permit Required⁵ in the main urban residential zones, if the relevant planning rules are met. Only some zones allow for multiple dwellings, or other forms of housing, and would be assessed as either Permitted⁶ or Discretionary⁷. The key planning rules for dwellings in the main urban residential zones include:

- building height and setbacks (building envelope)
- site coverage
- private open space
- privacy, and
- density requirements for multiple dwellings.

³ **Note:** there are separate planning requirements in the TPS if you intend to make your tiny house available for short stay accommodation.

⁴ 'Multiple dwellings' is the term used when there are two or more dwellings on the same site.

⁵ No Permit Required means that you do not need to obtain a planning permit from your local council. You still need to meet the relevant planning requirements in the TPS, but a planning permit is not issued. You may also seek confirmation from your local council on whether your proposal is No Permit Required. Alternatively, you may seek assurance that your proposal is No Permit Required by obtaining a [Certificate of 'No Planning Approval Required'](#) from a licensed planning consultant. You can search for a licensed planning consultant using the [Occupational Licensing portal](#).

⁶ A planning permit is required for a Permitted use or development. The council must issue a planning permit for a Permitted application which may be subject to conditions.

⁷ The council has the discretion to approve or refuse a planning permit for a Discretionary use or development based on an assessment against the planning requirements. Discretionary applications are subject to public comment and third-party appeal rights.

Other zones have different planning rules meant to achieve the purpose of the zone.

Table 1 below provides a general summary of the zone planning rules in the TPS for residential use and development, including tiny houses.

It is recommended that you discuss the specifics of your proposal with your council.

Code rules

The TPS also contains codes that apply in addition to the zone rules. These may have additional rules for tiny houses. These usually include rules for parking and access to the site. There may also be rules for the protection of natural and heritage values, and managing the risks associated with hazards like bushfire, flooding and landslip.

Crisis accommodation

The TPS also allows Homes Tasmania and other housing support providers to provide temporary housing solutions for up to 3 years. This can provide additional options for crisis accommodation for those experiencing homelessness.

Building and plumbing requirements

Building and plumbing requirements are separate, and in addition, to the planning rules.

A building or plumbing permit may still be required even if you do not require a planning permit.

Refer to the [Regulatory Note on Tiny Houses](#) issued by Department of Justice, Consumer, Building and Occupational Services for more information on the current building and plumbing requirements.

Other council requirements

You should check with your council whether any other requirements are applicable to a tiny house.

Even if a planning permit is not required, other permits or approvals may be required. For example, some councils have by-laws that manage the temporary use of caravans and other mobile structures.

Table 1: Summary of planning zone rules in the Tasmanian Planning Scheme for residential use and development (including tiny houses)

Zone	Single dwelling & secondary residence	Multiple dwellings & other housing	Key rules⁸
General Residential Inner Residential	No Permit Required	Permitted	<ul style="list-style-type: none"> • Building height and setbacks (building envelope), site coverage, private open space and privacy • Density requirements for multiple dwellings
Low Density Residential	No Permit Required	Discretionary	<ul style="list-style-type: none"> • Building height, setbacks and site coverage • Density requirements for multiple dwellings vary depending on reticulated services (water, sewer and stormwater).
Rural Living	No Permit Required	Prohibited	<ul style="list-style-type: none"> • Building height, setbacks and site coverage
Future Urban	Permitted	Prohibited	<ul style="list-style-type: none"> • Building height and setbacks • Restrictions on development to minimise impacts on land being used for urban development in the future
Village	No Permit Required	Permitted	<ul style="list-style-type: none"> • Building height, setbacks and site coverage • Density requirements for multiple dwellings
Urban Mixed Use Local Business General Business Central Business	Permitted if above ground floor level, or a rear of premises (excluding Central Business Zone)	Permitted if above ground floor level, or a rear of premises (excluding Central Business Zone)	<ul style="list-style-type: none"> • Building height, setbacks, private open space, and storage

⁸ Planning code rules may also apply.

Zone	Single dwelling & secondary residence	Multiple dwellings & other housing	Key rules⁸
Rural	Permitted if extension to existing dwelling, Discretionary for new dwellings	Permitted if extension to existing dwelling, otherwise Prohibited	<ul style="list-style-type: none"> • Building height and setbacks • New dwellings must minimise impacts on adjoining land uses • Legal access to a road
Agriculture	Permitted if extension to existing dwelling, Discretionary for new dwellings	Permitted if extension to existing dwelling, Discretionary for new dwellings	<ul style="list-style-type: none"> • Building height and setbacks • New dwellings must be required for an agricultural use (e.g. farm house or farm workers' accommodation), or be on land not suitable for agriculture • Legal access to a road
Landscape Conservation	Permitted in approved building area, otherwise Discretionary	Prohibited	<ul style="list-style-type: none"> • Building height, setbacks and site coverage • Requirements on external finishes of buildings and landscape protection • Legal access to a road
Environmental Management	Permitted only if for reserve management staff accommodation or otherwise authorised under relevant legislation	Permitted only if for reserve management staff accommodation or otherwise authorised under relevant legislation	<ul style="list-style-type: none"> • Building height, setbacks and development area limits • Requirements on external finishes of buildings and vegetation removal
Major Tourism	Discretionary, if related to tourism uses or ancillary to other uses on the site	Discretionary, if related to tourism uses or ancillary to other uses on the site	<ul style="list-style-type: none"> • Building height and setbacks
Community Purpose	Permitted for residential care facility, respite centre, retirement village, assisted housing, or accommodation for staff	Permitted for residential care facility, respite centre, retirement village, assisted housing, or accommodation for staff	<ul style="list-style-type: none"> • Building height and setbacks

For more information

[The Residential Zones – Fact sheet](#) provides more information.

If you want more information about a specific block and what you can build, contact your council.

If you want more information on the building or plumbing requirements, contact your council, a building surveyor, or:

Consumer Building and Occupational Services

Department of Justice

cbos.info@justice.tas.gov.au

1300 654 499

PO Box 56

ROSNY PARK TAS 7018

If you have general questions about tiny houses or the planning requirements in the TPS, contact:

State Planning Office

Department of State Growth

spo@stateplanning.tas.gov.au

1300 703 977

GPO Box 536

HOBART TAS 7001

Date: December 2024