



Tiny house on wheels: Council's role

FACTSHEET

Huon Valley Council recognises the genuine housing challenges facing our community and appreciates the innovative approaches residents are taking, including tiny homes on wheels (THOWs).

To provide clarity for our community, we have outlined what Council can and cannot do within our legal authority.

What Council CANNOT do

Create bylaws that override State Government legislation

- Council cannot pass bylaws that conflict with the Land Use Planning and Approvals Act 1993 or the Building Act 2016
- Section 150 of the Local Government Act specifically prohibits councils from making bylaws that conflict with planning schemes or state laws
- Any attempt to do so would result in invalid provisions with no legal effect. This would create additional risk and uncertainty for THOW owners.

Bypass State Government building and planning requirements

- State regulations determine what constitutes legal residential accommodation. Whatever our preferences, Council does not control these regulations.
- Council cannot bypass requirements for building permits, wastewater systems, or health and safety standards

What Council CAN and DOES do

Support within our legal framework:

- Provide planning advice on lawful options available under current legislation
- Help and guide applicants to get planning approval for tiny homes as residential use (unlike some councils that reject them as invalid)
- Take a compassionate enforcement approach, prioritising education over punitive action
- Focus compliance efforts on genuine health, safety, risk management and environmental issues.



Tiny house on wheels: Council's role

FACTSHEET

Advocate for legislative change:

- Council actively lobbies State Government for planning and building law reforms
- Provide evidence from other Australian States and Internationally of more progressive approaches to this issue
- Support motions through the Local Government Association of Tasmania (LGAT)
- Collaborate with State MPs and other councils to push for systemic change

What you can do

While Council understands the frustration with current limitations, lasting solutions require **State Government action**. We encourage tiny home advocates to:

1. **Engage with State MPs** - Contact your local State Government representatives who have the power to change planning and building legislation
2. **Work with Council collaboratively** - We're willing to support meetings with State parliamentarians
3. **Provide complete information** - When seeking Council advice, share all relevant details including specific property locations, living arrangements and circumstances



Our commitment

Huon Valley Council remains committed to supporting innovative housing solutions within our legal authority. We will continue advocating for progressive State-level reforms while working constructively with the tiny home community to navigate current regulations.

The housing crisis requires all levels of government to work together. While we cannot break State laws, we can - and will - continue pushing for the legislative changes needed to provide genuine and progressive solutions.

Stay informed

For planning enquiries regarding tiny homes, contact Council's Planning Department. For updates on our advocacy efforts, visit our website or follow our social media channels.

Useful links

State Planning Office - Fact Sheet

[Tiny homes fact sheet](#) | [Planning in Tasmania](#)

CBOS - Regulatory Note

[Tiny Houses - Regulatory Note](#)



huonvalley.tas.gov.au



hvc@huonvalley.tas.gov.au



(03) 6264 0300



Huon Valley Council,
40 Main Street Huonville, TAS, 7109

