



Our reference: MC24/2479

Department of  
**Housing, Local Government,  
Planning and Public Works**

2 August 2024

Ms Phae Barrett  
Tiny Home Expo Organiser  
Tiny Home Expo  
phae@tinyhomesexpo.com.au

Dear Ms Barrett

Thank you for your email of 21 June 2024 to Ms Kate Wall, which you have also sent a copy to the Honourable Meaghan Scanlon MP, Minister for Housing, Local Government and Planning and Minister for Public Works regarding clarification about the regulation of tiny homes in Queensland and for providing the list of councils in other jurisdictions which have developed guidance and policy information. Your correspondence has been referred to the department for action.

As you are aware, tiny homes vary widely in design, structure, and usage. Tiny homes can be used as primary residences, secondary dwellings (granny flats), temporary homes, tourist accommodations, or mobile homes, each potentially subject to different laws and regulations.

Queensland does not have specific laws and regulations for tiny homes. Instead, the same local, state and federal planning, building, and plumbing regulations apply to tiny homes as apply to other types of buildings, structures and vehicles. The application of these varies based on the type and intended use of the tiny home and where it will be located. Due to these complexities, providing a uniform answer for all tiny homes is challenging, however the following is provided to assist in understanding the differences.

Generally, a tiny home (where fixed to the ground) is considered a structure which is regulated by the *Building Act 1975* and the *Plumbing and Drainage Act 2018*. Where used as a long-term residence, the *Planning Act 2016* defines the use of this structure as a dwelling. A tiny home on wheels that is not fixed to the land is regulated under the *Transport Operations (Road Use Management) Act 1995* and may also be regulated by local government local laws under the *Local Government Act 2009*.

In February this year, the Queensland Government announced the *Homes for Queenslanders* plan which includes a key action to develop a new Distinctly Queensland Design series. This commitment seeks to provide design assurance for the delivery of new homes and amongst other things is intended to help provide clearer, more certain and consistent process for housing diversity **including tiny homes**.

While there are some state and federal legislation that councils cannot override, **Queensland state legislation does not prevent councils from adopting similar policies**.

If you need further information, Ms Wall, Director, Planning Group can be contacted on (07) 3452 7681 or by email at [kate.wall@dsdilgp.qld.gov.au](mailto:kate.wall@dsdilgp.qld.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Joyce', is positioned above the printed name and title.

Phil Joyce  
**Acting Executive Director**  
**Policy and Statutory Planning**  
**Planning Group**