

TINY HOUSES

FACT SHEET



What is a Tiny House ?

Tiny houses are small and compact dwellings that are, in most cases, fully self-contained. Tiny houses are often designed to be relocatable (e.g. on a trailer or on wheels). Tiny houses can range in size but by their very nature are significantly smaller than a standard dwelling. Tiny houses can be designed and built using green principles and provide affordable housing whilst minimising the urban footprint.

Is Council approval required for a Tiny House ?

Yes, Council approvals may be required depending on how the tiny house is intended to be constructed or used. The table below provides guidance on when an approval may be required for a tiny house.

Intended use	Is an approval required
<p>A tiny house that:</p> <ul style="list-style-type: none"> •is on wheels; and •is registered as a caravan or trailer; and •is parked lawfully; and •is only used for accommodation while travelling away from home (e.g. similar to a caravan); and •not connected to services (e.g. town water and sewer); and •is not rented out as short-term accommodation or leased as a residence to a tenant. 	<p>No.</p> <p>This is considered to be a caravan.</p>
<p>A tiny house that:</p> <ul style="list-style-type: none"> •is on wheels or not on wheels; and •is used to provide a temporary home only while an approved house is being constructed on the same property. 	<p>Yes. This will require a permit under Council's local laws for a Temporary Home and any other associated building approvals, obtained from a private building certifier.</p>
<p>A tiny house that:</p> <ul style="list-style-type: none"> •is on wheels or not on wheels; and •is being used to provide permanent on-site accommodation; and •is the only dwelling on the lot, or is a secondary dwelling. 	<p>Yes. This will require building and plumbing approvals and may require a planning approval under the CairnsPlan 2016 Planning Scheme.</p>
<p>All other uses of a tiny house:</p> <p>Examples of these uses include but are not limited to:</p> <p>Whether on wheels or not:</p> <ul style="list-style-type: none"> •a tiny house that is used to live in; or •a tiny house that is used as a house to live in and is located on a vacant property or a property with other dwellings; or •a tiny house that is rented out as short-term accommodation or leased as a residence to a tenant; or •a tiny house that is used as a home office or as a home based business. 	<p>Yes. This will require the relevant planning, building and plumbing approvals.</p>



Obtaining approvals for a Tiny House:

Where the tiny house needs a planning approval, this will need to be obtained from Council. Planning requirements for tiny houses are contained within the CairnsPlan 2016 planning scheme.

The CairnsPlan 2016 planning scheme can be found on Council's website at www.cairns.qld.gov.au/planningscheme.

Depending on where the tiny house is located and how it is being used will determine what requirements will apply to the tiny house. It is recommended that you contact Council's Planner of the Day on 1300 692 247 to confirm what requirements will apply and whether a planning approval is required.

Where the tiny house needs a Building Approval, this will need to be obtained from a Private Certifier. A Building Approval, also known as a Building Permit, is required before you start construction on most types of domestic buildings. It is recommended that you seek the advice of a licensed building certifier to check if your tiny house complies with the building assessment provisions and determine whether any referrals are required to Council.

For more information, contact Cairns Regional Council on the details below:

Phone: 1300 692 247

Visit: Council's Planner of the Day in person at the Customer Service centre at 119-145 Spence Street, Cairns, QLD, 4870

Website: www.cairns.qld.gov.au

Email: townplanner@cairns.qld.gov.au

Disclaimer: this fact sheet provides a summary of key elements of tiny houses. Any person using this document must do so on the basis that, not every scenario and issue can be addressed, and discussion with relevant Council staff should be undertaken. This document is subject to change without notice.

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