

# TINY HOUSES

## What is a Tiny House?

A tiny house is a small, compact dwelling that is typically much smaller in size than a traditional dwelling. A tiny house can be either mobile or stationary and is generally self-contained. Tiny houses are designed and built to offer simplicity and sustainability.

## Is Council Approval Required?

Approval/s required will depend on how the tiny house is constructed/used, the period of occupation, and the property characteristics such as zoning and overlays. Council approvals that may be required include:

- Development Permit for Material Change of Use ("planning approval")
- Development Permit for Building Work Assessable under the Building Act ("building approval")
- Development Permit for Plumbing and Drainage Work ("plumbing approval")
- Temporary Home Permit

Table 1 provides guidance on when an approval is or may be required for a tiny house. You are encouraged to contact Council's Development Advice Centre for advice on obtaining these approvals.

SCENARIO		COUNCIL APPROVAL			
		PLANNING APPROVAL	BUILDING APPROVAL	PLUMBING APPROVAL	TEMPORARY HOME PERMIT
Occupied for a period exceeding three (3) months over a 12-month period					
Is fixed to the ground					
Is relying on an on-site septic system for wastewater					
Is on land mapped as being affected by –	Flood Hazard Overlay				
	Steep Land Overlay (25%+ gradient)				
	Bushfire Hazard Overlay				
	Special Management Area Overlay				
There is more than one (1) tiny house on a lot, or the tiny house/s is being rented out for short-term accommodation, or for any other use than a single dwelling					

APPROVAL  
REQUIRED

APPROVAL MAY  
BE REQUIRED



## Planning Approval

Although unconventional housing, a tiny house still constitutes a place of residence and for the purpose of planning are deemed to be dwellings.

In most instances, a 'Dwelling house' does not require planning approval if it is located on land in the Low Density Residential Zone, Low-medium Density Residential Zone or Rural Residential Zone and not mapped as being affected by a hazard overlay. Where the tiny house is located in another zone or mapped as being affected by an overlay, planning approval may be required.

Tiny houses that are rented out for short-term accommodation or for any other use other than a 'Dwelling house', generally require planning approval from Council. In the above listed residential zones, only a single dwelling is permitted per lot, except where the tiny house is intended as a secondary dwelling (granny flat). Refer to Council's Secondary Dwelling Fact Sheet for more information on the relevant requirements for a secondary dwelling / granny flat.

## Building Approval

A Development Permit for Building Work is required for a permanent tiny house. A permanent tiny house is required to be fixed down and meet the same building code requirements as a traditional Class 1a dwelling. This means it will need (at a minimum):

- Site classification report
- Engineered footing system
- Structural design certificates from Registered Professional Engineer of Queensland (RPEQ)
- Smoke alarms
- Energy Efficiency Report
- Termite management system
- Wet area sealing
- Glazing certificates

It is recommended advice be sought from a building certifier to ensure your tiny house will comply with the Building Code requirements.



## Plumbing Approval

New plumbing and drainage work for a dwelling is permit work and requires an application to be lodged with Council for assessment.

Permit work must be performed by a QBCC licenced plumber and drainer. Further information regarding permit work is also available on the QBCC website ([www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au)).

## Temporary Home Permit

A Temporary Home Permit is required for a temporary home that is intended to be occupied for more than three (3) months over a 12-month period while a permanent dwelling is being constructed on the same premises.

Occupation of a tiny house on a residential lot for a period of more than three (3) months over a 12 month period without a permit is a contravention of Subordinate Local Law 1.3 (Establishment or Occupation of a Temporary Home) 2011. Fines may apply for contravention of a local law.

If you require further information, contact Council's Development Advice Centre on phone 07 4936 8099 or email [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au).

