

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.

The below table provides guidance on when an approval is or may be required for a tiny house. You are encouraged to contact Council's Planning Team for advice on obtaining these approvals.

Intended use	Is an approval required
A tiny house that: <ul style="list-style-type: none"> • is on wheels; and • is registered as a caravan or trailer; and • is parked lawfully (i.e. caravan park); 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. 	No. This is considered to be a caravan.
A tiny house that: <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. 	Yes. This will require a permit under Council's local laws for a Temporary Home and any other associated building approvals.
A tiny house that: <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 	Yes. This will require building and plumbing approvals and may require a planning approval under the Maranoa Planning Scheme 2017
All other uses of a tiny house: Examples of these uses include but are not limited to: Whether on wheels or not: <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 • is self-contained and leased as a residence to a tenant; or • a tiny house that is used as a home office or as a home based business. 	Yes. This will require the relevant planning, building and plumbing approvals.

Planning Approval

Although unconventional housing, a tiny house still constitutes a place of residence and, for the purpose of planning, is defined as a 'Dwelling House.'

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

Tiny houses rented out for short-term accommodation or any other use other than a 'Dwelling House,' or those that are not self-contained, generally require planning approval from Council.

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.

Please refer to Council's Fact Sheet - Building Application Guidelines and Checklist.

Plumbing Approval

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

A QBCC licensed plumber and drainer must perform permit work. Further information regarding permit work is also available on the QBCC website (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 3 months over a 12-month period while a permanent dwelling is being constructed on the same premises.

Refer to Council's Fact sheet – Temporary Homes.