

# TINY HOMES

There are state-wide regulations that control the use of Tiny Homes and lack of compliance can result in enforcement action. While there are some planning exemptions that exist for small second dwellings, these do not necessarily apply for Tiny Houses and a lot of online resources fail to disclose the necessity to have appropriate council permissions. *It is always advisable to check with us first.*

**What is a tiny home?** Various structures and products are called tiny homes and there is no set definition. Council considers tiny homes to include caravans, homes on wheels, small fixed dwellings, dependent persons units, tents, yurts, shipping containers and any structure that can be lived in.

## Permit Requirements:

You may require a **planning permit** for a tiny home, whether it is on wheels or not. If the home is on wheels, or a tent, you may require a planning permit to use the land for accommodation and in some areas (usually rural areas, sites without dwellings or that are prone to bushfire or flooding) this is unlikely to be supported. If part of the home is fixed or attached to the ground, you may also require a planning permit for works. Planning Permits can take a significant amount of time to process and require substantial documentation.

You may require a **building permit** and an **occupancy permit** for a tiny home, if it is not on wheels. The home would be required to be connected to services (water, electricity, sewerage) and be self-contained. Council does not issue building permits – this would be issued by a private registered building surveyor. If the home is on wheels and is a registered vehicle (with a VIN number) then a building permit would not be required.

You may require a **permit to install an on-site wastewater management system** from Council's Environmental Health team if the site is in an unsewered area and there is no existing septic system. Approval is required from Council's Environmental Health team to connect into an existing septic system. If the site is within a sewerred area, the home must connect into the existing sewer service.

Where no other approvals are required from either planning, building or health, you may require a **local laws permit** for camping (for more than 120 days on vacant land or 60 days on land containing a legal dwelling). Camping permits are a temporary arrangement and usually not issued for a period exceeding 12 months. When camping on vacant land, the site must be vacated on days of total fire ban.

It is important to remember that different States have different legislation and therefore some readymade Tiny Home builders may not be up to date on Victorian requirements. Also remember that each site has its own unique requirements, including restrictions on the land title.

## Summary:

There are several permit requirements for tiny homes from different departments of Council. It is always advisable to check with Council first, starting with the Planning Department. Contact Council by email or phone.