



HAVE YOUR SAY! DRAFT SHORT-TERM LETTING (STL) BY-LAW

The City of Cape Town invites members of the public and interested parties to comment on the draft Short-Term Letting By-Law between 4 August 2026 and 4 October 2026.

The proposed By-law aims to improve compliance with the City's existing Rates Policy, which requires that commercial property rates be paid for premises used for commercial short-term letting. Commercial rates do not apply to people part-time letting some of their residence to supplement income, or to long-term rentals, as these properties are considered the primary residence of the tenant.

To distinguish between properties used for short-term letting, the City recently amended its Rates Policy, following a public participation process. Specifically:

- Properties used for short-term letting for 50% or less of their annual room-night capacity may continue to be categorised as residential properties, provided it meets the City's Rates Policy requirements.
- Properties used for short-term letting for more than 50% of their annual room-night capacity will be regarded as commercial accommodation and will be rated accordingly.

In summary, the By-law will require:

- Booking platforms, owners and operators to provide information for registration and to share data on listing availability and occupancy to support the City's property rating categorisation process;
- All properties listed on any booking platform to be registered with the City;
- That a City-issued STL registration number be displayed on all listings advertised on a booking platform; and
- Booking platforms, owners and operators to remove any listing that does not display a City-issued STL registration number.

The proposed By-Law will apply to:

- owners and operators of properties listed on a booking platform; and
- booking platforms that advertise short-term letting accommodation.

The City intends that any changes to property rating categories will take place from 1 July 2027.

In terms of section 17 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), the public and interested parties may submit comments to the municipality in respect of the draft By-Law from 5 August 2026 to 5 October 2026.

Comments, recommendations and input may be submitted by:

- Email: STL@capetown.gov.za
- Written submission: Deliver to any of the City's subcouncil offices or City libraries (in the comment box)
- Website: www.capetown.gov.za/haveyoursay and www.capetown.gov.za/collaborate

The draft STL By-Law together with its executive summary will be available for viewing on the City's website: www.capetown.gov.za/haveyoursay. In addition, the By-Law's executive summary will be available in the three official Western Cape languages at subcouncil offices during the public participation period.

The City's Public Participation Unit will assist people living with disabilities who are unable to submit written comments to have their objections recorded and submitted to the City.

For queries in this regard, contact the City on 0800 220 441 or STL@capetown.gov.za.

Contact the City on STL@capetown.gov.za/ if you require more information on how to submit comments.

LUNGELO MBANDAZAYO
CITY MANAGER
CTA171/2026



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