

**Rebecca Evans AS/MS**  
**Y Gweinidog Cyllid a Llywodraeth Leol**  
**Minister for Finance and Local Government**



**Llywodraeth Cymru**  
**Welsh Government**

Ein cyf/Our ref RE/00755/22

Suzy Davies  
Wales Tourism Alliance

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04 October 2022

Dear Suzy,

Thank you for your letter in relation to the thresholds for self-catering accommodation.

The Welsh Government is alive to the points you raise and recognises that some self-catering properties are restricted by planning conditions preventing permanent occupation as someone's main residence. The Council Tax (Exceptions to Higher Amounts) (Wales) Regulations 2015 provide for an exception from a council tax premium for properties restricted by a seasonal occupancy planning condition preventing occupation for a continuous period of at least 28 days in any one year period.

I have listened to the views of your members and colleagues. We are now taking steps to consider exceptions from council tax premiums and provide revised guidance to local authorities. Our considerations will take account of the views expressed about the types of properties which might be excluded from liability for premiums. The guidance will also clarify the other options available to local authorities, including their powers to reduce council tax bills for individual properties or classes of properties which they can tailor to local needs.

I recognise your members are keen for clarification and I will notify you when we have an agreed date for issuing the consultations on proposals and revised guidance.

Yours sincerely,

**Rebecca Evans AS/MS**  
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**Minister for Finance and Local Government**

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.