

Essential Guide for Landlords: What You Need to Know



Stay Informed. Stay Compliant. Stay Confident.



Key Dates To Remember

CHANGE	EFFECTIVE DATE
No more 'no-grounds' evictions	19 May 2025
Extended notice periods	19 May 2025
Re-letting restrictions	19 May 2025
Pet application process	19 May 2025
Fee-free rent payment options	19 May 2025
Centrepay offered (on request)	Late 2025
Water efficiency standards	23 March 2025
Rent increase limit (once/year)	31 October 2024
Ban on application/background check fees	31 October 2024





RENT INCREASES

Rent can only be increased once per year, regardless of lease type. Note: Different rules apply to fixed-term leases of 2 years or less entered into before 13 December 2024.

FEES AT THE START OF A TENANCY

Renters and applicants cannot be charged any fees related to searching for, applying to, or starting a tenancy. This includes background check fees and fees for preparing tenancy agreements.



PAYMENT OF RENT

From 19 May 2025:

Landlords must offer rent payment methods that don't charge extra fees:

Bank transfer Centrepay (from late 2025, if requested by the tenant)

Renters can't be forced to use a specific app or provider. Renters and landlords may agree to other payment methods.

Ending A Tenancy

1 Landlords must have a valid reason to end a tenancy, whether it is a fixed-term or periodic lease. Acceptable reasons include situations where the renter has breached the agreement, caused damage to the property, or failed to pay rent. A tenancy can also be ended if the property is being sold or offered for sale and needs to be vacated. In cases where major repairs, renovations, or demolition are planned, the landlord may require the property to be empty.

2 Additionally, a landlord can end a lease if the property will no longer be used as a rental home; for example, if it will be repurposed for a business or if the landlord or a family member intends to move into the property. If the renter was living in the home as part of their job and their employment ends, the landlord may end the tenancy. The same applies if the renter is no longer eligible for affordable or transitional housing programs, or if the accommodation is student-specific and the renter is no longer a student. If the home is part of a key worker housing program, such as one designed for teachers, healthcare workers, or police officers, and it needs to be used by an eligible key worker, the landlord may also lawfully end the lease.

3 In certain situations such as when the tenancy is ending because the property is being sold, substantially renovated, demolished, no longer used as a rental, or will be occupied by the landlord or their family the landlord must also provide supporting documents. These documents serve as evidence for the reason the tenancy is ending. It's important to note that heavy penalties apply to landlords or agents who issue a termination notice based on a false or misleading reason, or who provide fake or inaccurate supporting documentation.

4 When ending a lease, the landlord must provide the renter with a written termination notice that includes an **Landlord Information Statement** prepared by NSW Fair Trading. This statement outlines the legal rights and responsibilities of both landlords and renters when a lease is being terminated.



Re-letting Restrictions

After ending a lease for specific reasons, landlords must wait before starting a new tenancy at the property:

Reason for Ending Lease	Re-letting Restriction
Property no longer to be used as a rental home	12 months
Property is being sold	6 months
Landlord or family will move in	6 months
Demolition	6 months
Major renovations or repairs	4 weeks

Notice Periods - Ending A Lease

Minimum notice periods for ending a tenancy will increase:

These longer notice periods give renters more time to secure a new home.

- for a periodic lease: at least **90 days'** notice.
- for a fixed term lease of **6 months** or less: at least **60 days' notice**, and the termination date cannot be before the end of the fixed term
- for a fixed term lease of more than **6 months**: at least **90 days' notice**, and the termination date cannot be before the end of the fixed term.

There are some grounds (such as a breach of the agreement) that have a shorter notice period. Longer notice periods will provide renters with much-needed additional time to find a new home.





Keeping A Pet

Renters will have stronger rights to keep pets, with the following rules:

Landlords must respond to a pet request within 21 days. If they don't respond, the request is automatically approved.

Landlords Cannot

Increase the bond or rent as a condition for allowing a pet Advertise "no pets allowed" Rely on blanket "no pet" strata by-laws

Once approved, pet consent remains valid for the life of the animal, regardless of changes in landlord or agent.

These rules do not apply to purpose-built student accommodation.

Water Efficiency Standard

If you charge for water usage, ensure all toilets are dual-flush with a 3-star WELS rating by 23 March 2025.



Managing Compliance With Brand Property

At Brand Property, we've proactively updated our processes to align with the latest legislation giving you peace of mind that everything is handled with care and compliance.

Whether it's managing leases, responding to pet requests, or navigating notice periods, your dedicated property manager ensures every detail is managed professionally, consistently, and transparently.

CHECKLIST FOR LANDLORDS



Update lease termination procedures & notice templates



Understand your re-letting obligations & documentation



Prepare to respond to pet requests within 21 days



Limit rent increases to once every 12 months



Offer at least one fee-free rent payment method



Upgrade property to meet water efficiency standards
(if charging for usage)

Reach out to your Brand Property property manager or our team today!

Change can be challenging, but you don't have to navigate it alone. Whether it's new legislation or daily decisions, we're here with expert advice

Terrigal

R03/6 Pine Tree Lane,
Terrigal NSW 2260

02 4384 4644

Toukley

301 Main Road,
Toukley NSW 2263

02 4396 1000

The Entrance

145 The Entrance Road,
The Entrance NSW 2261

02 4333 4333

