

South Australian tenants will soon be better protected by changes to rental laws. A phased introduction of the initiatives will commence on 1 March 2024.

What's Changing?

Rental reforms that don't require significant adjustments to industry or community practices will commence on 1 March 2024. These include:

- Ensuring rent **can't be increased more than once within 12 months** even when mutually agreed during the lease
- **Creating penalties** for existing offences including:
 - requiring prospective tenants to be notified if the premises is for sale and
 - existing tenants to be given 14 days' notice when a property is to be sold
- **Tougher penalties** for all offences including:
 - charging excessive rent or rent in advance
 - discriminating against tenants with children
 - keeping inadequate records of payments
 - interfering with tenants' privacy that amounts to harassment
 - incorrectly listing a tenants' history on a tenant database ('black list')
 - not lodging a bond
 - entering into an agreement to evade the operation of the *Residential Tenancies Act 1995*
 - all residential parks offences
- Clarifying that landlords can't unreasonably refuse tenants **sub-letting rental properties** and may only seek reasonable expenses arising from the sub-letting of rental properties.

These changes follow last year's priorities that limited most rental bonds to 4-weeks' rent (previously 6 weeks), banned rent bidding and protected tenant information.

Remaining reforms will commence later in 2024. These include:

- requiring **prescribed grounds to terminate or not renew a tenancy**
- **extending the notice period** to end a tenancy from 28 days to 60 days
- allowing tenants to have **pets in rental homes with reasonable conditions**
- **protecting prospective tenants' information**
- ensuring rental properties comply with the **minimum housing standards**
- providing additional **support for victims of domestic violence**
- limiting the number of **routine inspections** per year
- allowing **minor alterations or safety modifications** to premises (to be removed at end of tenancy)
- enabling **bond lodgements directly by tenants** via the online (RBO) system
- phasing in the need for replacement fixtures to meet **energy and water saving standards**
- more protections for renters living in **rooming houses**.



**Government of
South Australia**

Further information

More details on these initiatives can be read on the Consumer and Business Services website.