

Fact Sheet

July 2016
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MINIMUM STANDARDS FOR RENTAL PREMISES 2015

From 1 August 2015 a range of minimum standards for rental premises will apply. These changes will be phased in to enable adequate opportunity for premises to be brought up to the required standard. A summary of the minimum standards is provided. For further details about these changes and time frames phone **1300 65 44 99** or email consumer.affairs@justice.tas.gov.au

SECTION OF THE ACT	MINIMUM STANDARD	DATE THE RENTAL AGREEMENT IS SIGNED	DATE THE MINIMUM STANDARD MUST BE IMPLEMENTED BY
s.36(I) Premises to be weatherproof and structurally sound	Premises to be weatherproof and structurally sound making sure the roof, floors, ceilings, walls and stairs: <ul style="list-style-type: none"> • are in good repair • are not significantly damp are not liable to collapse because they are rotted or otherwise faulty	Before 1 August	1 August 2018
		Between 1 August 2015 and 31 July 2016	1 August 2016
		After 1 August 2016	Minimum standard applies immediately
s36(J)(1) Cleanliness	A property owner must not enter into a rental agreement unless the premises are clean.	Between 1-31 August 2015	Does not apply
		After 1 September 2015	Minimum standard applies immediately
s36(J)(2) Good Repair	A property owner must not enter into, extend or renew a rental agreement unless the premises are in good repair.	Between 1 August 2015 and 31 July 2016	Does not apply until 1 August 2016 (12 months after commencement)
		Before 1 August 2015 and renewal date is after 1 August 2018	1 August 2018 (3 years after commencement)
		After 1 August 2016	Minimum standard applies immediately

SECTION OF THE ACT	MINIMUM STANDARD	DATE THE RENTAL AGREEMENT IS SIGNED	DATE THE MINIMUM STANDARD MUST BE IMPLEMENTED BY
s.36(K) Bathrooms and toilets to be provided s36(L) Cooking facilities s36(M) Electricity and heating s36(N) Window covering for privacy 36(O) Ventilation	Premises must not be rented under a residential tenancy agreement unless there is: <ul style="list-style-type: none"> • a flushable toilet with adequate ventilation, that is connected to a sewer, septic system or any other council approved waste disposal system • functioning sink with hot and cold water • an adequate stovetop for the size of the premises • an adequate source of electricity • fixed heating (that is not an open fireplace unless specific approval is granted by the Commissioner) • Window coverings in any room that the owner knows is likely to be a bedroom or living area (this provision does not apply to social housing) Adequate ventilation (ie through opening windows, vents or exhaust fans)	Before 1 August 2016	1 August 2018. Minimum standard does not apply to lease extensions/ renewals until 1 August 2018
		After 1 August 2016	Minimum standard applies immediately

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