

NSW RENTAL LAWS

Effective 19 May 2025

From 19 May 2025, several updates to NSW rental laws will take effect, aimed at improving tenant rights and rental conditions.

Here is a summary of the key changes you'll need to know to remain compliant in NSW.

Fee-free rent payments

- Landlords and agents will need to offer tenants fee-free options to pay their rent. This change ensures that tenants are not penalised for choosing convenient and secure payment methods.
- Fee-free options like Bank Transfer or Centrepay (landlords will only need to register if the tenant chooses to use it) need to be made available.
- The requirement to offer Centrepay will not start until later in 2025.

Stronger protections against evictions and reletting

- Landlords must provide a valid reason (e.g., breach of agreement, sale, or owner move-in) to end a tenancy agreement.
- "No-grounds" evictions (without a reason) are no longer allowed for periodic tenancy agreements.
- A new re-letting restriction will come into effect in May. When a landlord or agent ends a lease for certain reasons, there will be a period where the new tenancy cannot start. The delayed period times will depend on the situation i.e. renovations, demolition, family moving in etc.
- Landlords and agents are required to provide longer notice periods for ending leases to ensure tenants have ample time to leave the property.

Pet-friendly reforms

- Under current rental laws in NSW, tenants can ask for permission to have a pet, but landlords can deny these requests without needing to provide a reason, with a few exceptions, such as assistance animals. However, landlords cannot unreasonably refuse a tenant's request to keep a pet.
- Any refusals by the landlord must be based on valid reasons (e.g., strata by-laws, health risks).