



NEWSLETTER

UPCOMING CHANGES TO NSW TENANCY LAWS EFFECTIVE 19 MAY 2025

The Latest on Tenancy Law Changes

We wanted to keep our landlords informed about important changes to tenancy laws that will take effect from **19 May 2025**.

These updates aim to provide more protection for renters while maintaining a fair balance for property owners.



Ending a Tenancy

From 19 May, landlords will need a valid reason to end both periodic and fixed-term leases. Acceptable reasons include property sales, major repairs, or if the property is required for personal or business use. Evidence must be provided with the termination notice, and penalties may apply for giving a false reason.

Extended Notice Periods

Notice periods for fixed-term leases will also increase:

- 60 days for leases of six months or less.
- 90 days for leases longer than six months.

Periodic agreements remain unchanged.

Pet-Friendly Changes

It will soon be easier for tenants to apply for pets, with landlords required to respond to pet requests within 21 days.

If no response is given, the request will be automatically approved. Valid reasons for refusal include excessive animals, unsuitable property conditions, or potential damage beyond the bond. Strata by-laws that impose blanket bans on pets will no longer be enforceable.

New Rent Payment Options

Landlords and agents must offer electronic payment methods without extra fees. Tenants will have the option to pay via bank transfer or through the Commonwealth Government's Centrepay system. Renters cannot be required to use a specific service provider, such as an app, to process payments.

Staying Informed

These changes aim to improve transparency and fairness for both landlords and tenants. If you have any questions or need guidance on how these updates may affect you, feel free to reach out.