



Energy and water charges

For residential tenancies

A landlord or their agent can't pass on any statutory charges connected with a property such as sewerage, council rates and the Emergency Services Levy. A tenant's responsibility for other costs for services vary by property.

Water, electricity and gas charges

Rates and charges for water, gas and electricity are to be paid as agreed between the landlord and tenant. In the absence of an agreement, rates and charges based on the level of consumption are to be paid by the tenant. However, if the consumption is not separately metered or the rates and charges are not based on the level of consumption, landlords are responsible for the statutory charges.

If a landlord/agent fails to provide a copy of the invoice for any usage charges incurred by the tenant within 30 days of the issue of the invoice, the tenant is not required to pay.

The landlord will be responsible for excessive water use charges caused by a fault in water infrastructure, equipment or other appliances, fittings or fixtures on or connected to the property – as long as the tenant has notified the landlord/agent of any fault they've become aware of as soon as practicable. This doesn't include faults caused by the action or omission of the tenant.

The landlord will not be responsible for costs associated with a fault that is the responsibility of SA Water.

Electricity embedded networks

The landlord/agent must let tenants know if their electricity is being provided via an embedded network, including:

- information about the nature, benefits and potential consequences of participating in an embedded network generally

- the details of the retailer for the embedded network, including electricity tariffs that apply and the retailer's contact information, ABN and website address
- information about metering arrangements and potential costs of participating in the embedded network
- the cost apportionments per kilowatt hour for any bundled utilities arising from the embedded network.

Renting and solar energy

The landlord and tenant may enter into an agreement under which the tenant is liable for an amount in relation to the costs and charges for the installation of:

- a solar photovoltaic system
- a solar hot water system
- a solar battery system
- any combination of the above
- any ancillary equipment related to a system above.

Minimum efficiency standards

The landlord must ensure appliances, fittings or fixtures that are installed or replaced comply with minimum energy and water efficiency standards.

The following fixtures must not have a flow rate that is higher than 9 litres per minute:

- shower heads
- cold water taps and single mixer taps for kitchen, laundry or bathroom sinks or hand basins.

Toilets must be dual flush and have a minimum 3-star rating in accordance with the WELS scheme as outlined in the *Water Efficiency Labelling Standards Act 2005* (Cth).

Electrical appliances must have a minimum 3-star rating in accordance with the *Greenhouse and Energy Minimum Standards Act 2012* (Cth) and electric or gas water heaters must also comply with that Act.

More information

For further details:

- see rights and obligations in the Tenant Information Guide www.cbs.sa.gov.au/tenantinfo
- visit www.sa.gov.au/renting or contact Consumer and Business Services on 131 882 or www.cbs.sa.gov.au
- call the Legal Services Commission on 1300 366 424 or see the [strata titles legal guide](#) for further details about strata and community titles.

The information provided in this fact sheet is of a general nature only and should not be regarded as a substitute for legal advice and/or reference to the appropriate residential tenancies legislation.