

# SA Rental Reform Update

**South Australian tenants are better protected.  
Significant changes to rental laws as of 1 July 2024.**

## What's Changed?

**The 1 July 2024 changes include:**

- requiring a **prescribed ground for landlords to terminate or not renew a tenancy**
- **extending the notice period** for landlords not renewing a fixed tenancy from 28 days to 60 days
- allowing tenants to have **pets in rental homes, subject to approval and reasonable conditions**
- requiring compliance with **minimum housing standards**
- new options **supporting tenants experiencing domestic abuse**
- new requirements around **drug contamination and drug related conduct**
- **routine inspections capped** to 4 per year
- allowing **minor alterations or safety modifications** to premises (to be removed at end of tenancy)
- ensuring **energy and water efficiency standards** apply to replacement or installed fixtures, fittings and appliances
- **tenants can directly lodge bonds** online
- introducing a new **registration scheme for designated rooming house proprietors**
- providing **more protections** for rooming house residents
- clarity that residential tenancy agreements may apply to **granny flats**
- new protections for **water and electricity billing**

**Earlier changes include:**

- **more affordable rental bonds**, with the bond threshold raised to \$800
- **soliciting of rent bidding banned**
- landlords prohibited from requesting certain **information from prospective tenants**
- protections relating to the **storage of tenant information**
- the frequency of **rent increases limited to once in a 12 month period**
- **no unreasonable refusal of sub-letting** and at no extra cost to a tenant
- **new and tougher penalties** under the *Residential Tenancies Act 1995* and the *Residential Parks Act 2007*

*Note: some items may not apply to those who live in strata titles, community housing, residential parks and SA Housing Authority homes*



**Government of South Australia**

Consumer and Business Services

## Further information

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



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