

Media Release

The Hon Nick Staikos MP
Minister for Consumer Affairs
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Thursday, 6 March 2024

NEW LAWS PASSED TO MAKE RENTING FAIRER IN VICTORIA

The Allan Labor Government's strong new rental protection laws have passed the Victorian Parliament – making renting fairer for Victorians and building on the more than 130 reforms introduced since 2021.

The *Consumer and Planning Legislation Amendment (Housing Statement Reform) Bill 2024* delivers reforms to increase renter protections and cements Victoria as the best state in the nation for renters rights.

This includes stopping all types of rental bidding to ensure renters are getting a fair price and changing the notice period from 60 to 90 days – giving renters more time when they receive a notice of rental increase or notice to vacate.

The new laws also ban no fault evictions so that Victorian renters can't be kicked out of their home for no reason.

Applying for a property will also be easier for both renters and real estate agents with a new standard application form for renters. Real estate agents will need to ensure they protect the information renters provide in their applications, adhering to privacy requirements around the use, disclosure and collection of information.

It will now also be an offence for renters to be charged fees by rent tech platforms when making a rental application or for paying their rent.

Real estate agents, property managers, owners corporations (OC) managers and conveyancers will also be required to be registered and undertake ongoing professional development to maintain their registration.

Penalties for real estate agents and sellers who break the law will be increased to a maximum of \$47,422. These fines will apply to offences such as underquoting – advertising a price below the auction reserve or asking price – and making false and misleading representations during the property sale process.

Additional reforms in the Bill will make annual smoke alarm safety checks mandatory for all rental properties and will give the Director of Consumer Affairs and VCAT additional powers when considering rent increase reviews.

It will also be mandatory for properties to meet minimum standards when they are advertised for rent – not just when the tenant picks up the keys.

The new laws will come into effect in November with additional reforms announced last October to be introduced in a Bill later this year.

Quotes attributable to Minister for Consumer Affairs Nick Staikos

"Victoria has the strongest rental protections in the country and this builds on our significant work to make renting fairer across the state."

"We're banning fees for rental applications or payments, lengthening the notice period for rental increases and notices to vacate, and banning all types of rental bidding – because it's only fair that renters are treated with respect."