



*Residential Tenancies and Rooming Accommodation Act 2008*

# **Residential Tenancies and Rooming Accommodation (Transitional) Regulation 2024**

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Queensland

# Residential Tenancies and Rooming Accommodation (Transitional) Regulation 2024

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# Residential Tenancies and Rooming Accommodation (Transitional) Regulation 2024

## 1 Short title

This regulation may be cited as the *Residential Tenancies and Rooming Accommodation (Transitional) Regulation 2024*.

## 2 Declaration that regulation is transitional regulation—Act, s 588

This regulation is a transitional regulation.

*Note—*

This regulation expires 2 years after the day section 588 of the Act commences. See section 588(4) of the Act.

## 3 Definitions

In this regulation—

*amendment Act* means the *Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024*.

*new*, for a provision of the Act, means the provision as in force from the commencement of the provision in which the term is used.

## 4 Application of provisions relating to rent increases for premises purchased within 12 months before commencement

(1) This section applies if—

- (a) premises the subject of a residential tenancy agreement were purchased by the lessor within 12 months before the commencement of the amendment Act, part 2, division 2 (the *12-month period*); and
- (b) at any time within the 12-month period, the premises were the subject of a residential tenancy agreement,

including a residential tenancy agreement entered into by a previous owner of the premises; and

- (c) the lessor does not hold information about the day the rent was last increased for the premises under section 93(2) of the Act.

*Note—*

The amendment Act, part 2, division 2 commenced on 6 June 2024.

- (2) New sections 61(2)(c), 91(3)(c) and 93A(2) of the Act do not apply to the lessor or lessor's agent in relation to the premises until the earlier of the following—
  - (a) the lessor holds the information mentioned in subsection (1)(c);
  - (b) the rent is increased for the premises under section 93(2) of the Act.
- (3) For this section, the lessor holds information if the lessor or lessor's agent—
  - (a) is in possession or control of the information; or
  - (b) could reasonably obtain the information.

## **5 Application of provisions relating to rent increase in relation to rental premises purchased within 12 months before commencement**

- (1) This section applies if—
  - (a) rental premises the subject of a rooming accommodation agreement were purchased by the provider within 12 months before the commencement of the amendment Act, part 2, division 2 (the *12-month period*); and
  - (b) at any time within the 12-month period, the rental premises were the subject of a rooming accommodation agreement, including a rooming accommodation agreement entered into by a previous provider of the rental premises; and

- (c) the provider does not hold information about the day the rent was last increased for the resident's room under section 105B(2) of the Act.

*Note—*

The amendment Act, part 2, division 2 commenced on 6 June 2024.

- (2) New sections 77(2)(c), 105(2)(c) and 105C(2) of the Act do not apply to the provider or provider's agent in relation to the resident's room until the earlier of the following—
  - (a) the provider holds the information mentioned in subsection (1)(c);
  - (b) the rent is increased for the resident's room under section 105B(2) of the Act.
- (3) For this section, the provider holds information if the provider or provider's agent—
  - (a) is in possession or control of the information; or
  - (b) could reasonably obtain the information.