

Proclamation – Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024

Explanatory notes for Subordinate Legislation 2024 No. 158

made under the

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024

General Outline

Short title

Proclamation for the *Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024*.

Authorising law

Section 2(3) of the *Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024*.

Policy objectives and the reasons for them

The objectives of the proclamation are to:

- provide certainty for the residential rental sector of the date of commencement of certain provisions of the *Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024* (the Act) that did not commence on assent on 6 June 2024;
- support the sector to adapt and implement the changes, while giving priority to those reforms aimed at easing cost of living pressures and supporting the Residential Tenancies Authority's compliance and enforcement role; and
- clarify the obligations for rental property owners and their agents to disclose the date of the last rent increase to renters when the property was purchased within 12 months of the Act commencing.

Achievement of policy objectives

The policy objective will be achieved by fixing the following dates:

- **16 August 2024** for the commencement of the head of power for a Transitional Regulation to enable a Transitional Regulation to be made that clarifies the obligations for rental property owners and their agents to disclose the date of the last rent increase to renters when the property was purchased within 12 months of the Act commencing;
- **30 September 2024** for the commencement of priority provisions that help ease cost of living pressures for renters and support the Residential Tenancies Authority's (RTA) compliance and enforcement role;
- **1 May 2025** for the commencement of remaining provisions to give the residential tenancies sector and implementation agencies time to adjust and prepare for implementation.

Consistency with policy objectives of authorising law

The proclamation is consistent with the policy objectives of the Act.

Inconsistency with policy objectives of other legislation

No inconsistencies with the policy objectives of other legislation have been identified.

Alternative ways of achieving policy objectives

The proclamation is the only effective means of achieving the policy objective.

Benefits and costs of implementation

There are no costs associated with the proclamation.

Consistency with fundamental legislative principles

The proclamation is consistent with fundamental legislative principles.

Consultation

The RTA support the proposed implementation approach and the provision of certainty about commencement dates for the RTRAOLA Act but raised concerns about the sector adjusting to reforms that commenced on Assent and that commencement of further reforms may contribute to reform fatigue and complexity in communications and implementation.

In accordance with the Queensland Government Better Regulation Policy, an Impact Analysis Statement (IAS) has been prepared and approved by the Director-General, DHLGPPW and Minister for Housing, Local Government and Planning and Minister for Public Works. The IAS found, in summary, that the making of the proclamation is minor and machinery in nature.