



Queensland

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Regulation 2024

Subordinate Legislation 2024 No. 160

made under the

Residential Tenancies and Rooming Accommodation Act 2008
State Penalties Enforcement Act 1999

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Residential Tenancies and Rooming Accommodation and Other Legislation Amendment
Regulation 2024

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Part 1 Preliminary

1 Short title

This regulation may be cited as the *Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Regulation 2024*.

2 Commencement

The following provisions commence on 30 September 2024—

- (a) sections 4 and 5;
- (b) section 7(1) and (2);
- (c) sections 8 and 9;
- (d) section 11;
- (e) section 12(1) and (2);
- (f) sections 13 and 14;
- (g) sections 16 to 24;
- (h) section 25(1) and (2);
- (i) sections 26 and 27;
- (j) sections 29 and 30.

Part 2 Amendment of Residential Tenancies and Rooming Accommodation Regulation 2009

3 Regulation amended

This part amends the *Residential Tenancies and Rooming Accommodation Regulation 2009*.

4 Omission of s 21 (Payments above maximum amount—Act, s 146(3))

Section 21—

omit.

5 Amendment of s 22 (Prescribed water efficiency requirements—Act, s 166(8))

(1) Section 22, heading, ‘s 166(8)’—

omit, insert—

s 166(11)

(2) Section 22(1), ‘section 166(8)’—

omit, insert—

section 166(11)

6 Amendment of s 27 (Prescribed value for lost property left on premises—Act, s 393(2)(b) and (5))

(1) Section 27, heading, ‘and (5)’—

omit, insert—

and (6)

(2) Section 27(2), ‘section 393(5)’—

omit, insert—

section 393(6)

7 Amendment of sch 1, pt 1 (Tenancy details)

(1) Schedule 1, part 1, item 9—

omit, insert—

9 Rent—methods of payment

The ways for the tenant to pay the rent.

(2) Schedule 1, part 1, item 10, note, ‘clause 8(4) to (6)’—

omit, insert—

clause 8(5) to (7)

- (3) Schedule 1, part 1—

insert—

10A Rent—day of last increase

The day the rent was last increased for the premises.

8 Amendment of sch 1, pt 2, cl 7 (Costs apply to early ending of fixed term agreement—s 357A)

Schedule 1, part 2, clause 7(2)—

omit, insert—

- (2) The tenant must pay the reletting costs under section 357A(3).

Note—

For when the tenant may end this agreement early under the Act, see clause 36 and the information statement.

9 Amendment of sch 1, pt 2, cl 8 (When, how and where rent must be paid—ss 83 and 85)

- (1) Schedule 1, part 2, clause 8, heading, ‘ss 83 and 85’—

omit, insert—

ss 83–85

- (2) Schedule 1, part 2, clause 8(3)(a), ‘in the way’—

omit, insert—

in a way

- (3) Schedule 1, part 2, clause 8(3)(c), including note—

omit, insert—

- (c) if the lessor intends to change the way rent is paid to a way that is not stated in this

agreement for item 9 and no way is agreed to after the signing of this agreement—in a way the lessor proposes by written notice to the tenant under section 84A.

- (4) Schedule 1, part 2, clause 8—

insert—

(3A) The lessor must give the tenant written notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor’s agent knows or could reasonably be expected to find out about the costs.

- (5) Schedule 1, part 2, clause 8(3A) to (6)—

renumber as schedule 1, part 2, clause 8(4) to (7).

10 Amendment of sch 1, pt 2, cl 10 (Rent increases—ss 91 and 93)

Schedule 1, part 2, clause 10(3)(b), ‘the day the existing rent became payable by the tenant’—

omit, insert—

the last rent increase for the premises under section 93

11 Amendment of sch 1, pt 2, cl 17 (Water service charges—ss 164 and 166)

- (1) Schedule 1, part 2, clause 17, heading, ‘and 166’—

omit, insert—

, 166 and 166A

- (2) Schedule 1, part 2, clause 17—

insert—

(4A) The lessor must give the tenant copies of relevant documents about the amount payable to the relevant water supplier within 4 weeks after the lessor receives the documents.

(3) Schedule 1, part 2, clause 17—

insert—

(5A) The tenant is not required to pay an amount for the water consumption charges if the tenant has not received a copy of the documents about the amount payable to the relevant water supplier.

(5B) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.

(5C) The tenant may be required to pay an amount calculated under section 166A using—

(a) a meter reading for the premises recorded in a condition report; and

(b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant mentioned in subclause (8); and

(c) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.

(4) Schedule 1, part 2, clause 17(6)—

insert—

water consumption charges document means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

- (5) Schedule 1, part 2, clause 17(4A) to (6)—
renumber as schedule 1, part 2, clause 17(5) to (10).

12 Amendment of sch 2, pt 1 (Tenancy details)

- (1) Schedule 2, part 1, item 10—

omit, insert—

10 Rent—methods of payment

The ways for the tenant to pay the rent.

- (2) Schedule 2, part 1, item 11, note, ‘clause 8(4) to (6)’—

omit, insert—

clause 8(5) to (7)

- (3) Schedule 2, part 1—

insert—

11A Rent—day of last increase

The day the rent was last increased for the moveable dwelling, or its site, or both.

13 Amendment of sch 2, pt 2, cl 7 (Costs apply to early ending of fixed term agreement—s 357A)

Schedule 2, part 2, clause 7(2)—

omit, insert—

- (2) The tenant must pay the reletting costs under section 357A(3).

Note—

For when the tenant may end this agreement early under the Act, see clause 42 and the information statement.

14 Amendment of sch 2, pt 2, cl 8 (When, how and where rent must be paid—ss 83 and 85)

- (1) Schedule 2, part 2, clause 8, heading, ‘ss 83 and 85’—

omit, insert—

ss 83–85

- (2) Schedule 2, part 2, clause 8(3)(a), ‘in the way’—

omit, insert—

in a way

- (3) Schedule 2, part 2, clause 8(3)(c), including note—

omit, insert—

(c) if the lessor intends to change the way rent is paid to a way that is not stated in this agreement for item 10 and no way is agreed to after the signing of this agreement—in a way the lessor proposes by written notice to the tenant under section 84A.

- (4) Schedule 2, part 2, clause 8—

insert—

(3A) The lessor must give the tenant written notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor’s agent knows or could reasonably be expected to find out about the costs.

- (5) Schedule 2, part 2, clause 8(3A) to (6)—

renumber as schedule 2, part 2, clause 8(4) to (7).

15 Amendment of sch 2, pt 2, cl 10 (Rent increases—ss 91 and 93)

Schedule 2, part 2, clause 10(3)(b), ‘the day the existing rent became payable by the tenant’—

omit, insert—

the last rent increase for the premises under section 93

16 Amendment of sch 2, pt 2, cl 16 (Service charges—ss 164 and 167)

Schedule 2, part 2, clause 16(4)—

omit, insert—

- (4) If the supplier charges the lessor for the service—
 - (a) the lessor must give the tenant copies of the relevant documents about the incurring of the amount within 4 weeks after the lessor receives the documents; and
 - (b) the tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents.
- (5) For subclause (4)(b), the tenant is not required to pay an amount for the charge if the tenant has not received a copy of the relevant documents.

17 Amendment of sch 3, pt 1 (Tenancy details)

- (1) Schedule 3, part 1, item 9—

omit, insert—

9 Rent—methods of payment

The ways for the tenant to pay the rent.

- (2) Schedule 3, part 1, item 10, note, ‘clause 9(3) to (5)’—

omit, insert—

clause 9(4) to (6)

18 Amendment of sch 3, pt 2, cl 7 (Costs apply to early ending of fixed term agreement—s 357A)

Schedule 3, part 2, clause 7(2)—

omit, insert—

- (2) The tenant must pay the reletting costs under

section 357A(3).

Note—

For when the tenant may end this agreement early under the Act, see clause 34 and the information statement.

19 Amendment of sch 3, pt 2, cl 9 (When, how and where rent must be paid—ss 83 and 85)

(1) Schedule 3, part 2, clause 9, heading, ‘ss 83 and 85’—

omit, insert—

ss 83–85

(2) Schedule 3, part 2, clause 9(2)(a), ‘in the way’—

omit, insert—

in a way

(3) Schedule 3, part 2, clause 9(2)(c), including note—

omit, insert—

(c) if the lessor intends to change the way rent is paid to a way that is not stated in this agreement for item 9 and no way is agreed to after the signing of this agreement—in a way the lessor proposes by written notice to the tenant under section 84A.

(4) Schedule 3, part 2, clause 9—

insert—

(2A) The lessor must give the tenant written notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor’s agent knows or could reasonably be expected to find out about the costs.

(5) Schedule 3, part 2, clause 9(2A) to (5)—

renumber as schedule 3, part 2, clause 9(3) to (6).

20 Amendment of sch 3, pt 2, cl 15 (Water service charges—ss 164 and 166)

(1) Schedule 3, part 2, clause 15, heading, ‘and 166’—

omit, insert—

, 166 and 166A

(2) Schedule 3, part 2, clause 15—

insert—

(4A) The lessor must give the tenant copies of relevant documents about the amount payable to the relevant water supplier within 4 weeks after the lessor receives the documents.

(3) Schedule 3, part 2, clause 15—

insert—

(5A) The tenant is not required to pay an amount for the water consumption charges if the tenant has not received a copy of the documents about the amount payable to the relevant water supplier.

(5B) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.

(5C) The tenant may be required to pay an amount calculated under section 166A using—

(a) a meter reading for the premises recorded in a condition report; and

(b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant mentioned in subclause (8); and

(c) the rate used to calculate the water consumption charge stated in the most

recent water consumption charges
document.

- (4) Schedule 3, part 2, clause 15(6)—

insert—

water consumption charges document means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

- (5) Schedule 3, part 2, clause 15(4A) to (6)—

renumber as schedule 3, part 2, clause 15(5) to (10).

21 Amendment of sch 3A, pt 1 (Tenancy details)

- (1) Schedule 3A, part 1, item 9—

omit, insert—

9 Rent—methods of payment

The ways for the tenant to pay the rent.

- (2) Schedule 3A, part 1, item 10, note, ‘clause 8(3) to (5)’—

omit, insert—

clause 8(4) to (6)

22 Amendment of sch 3A, pt 2, cl 6 (Costs apply to early ending of fixed term agreement—s 357A)

Schedule 3A, part 2, clause 6(2)—

omit, insert—

- (2) The tenant must pay the reletting costs under section 357A(3).

Note—

For when the tenant may end this agreement early under the Act, see clause 33 and the information statement.

23 Amendment of sch 3A, pt 2, cl 8 (When, how and where rent must be paid—ss 83 and 85)

- (1) Schedule 3A, part 2, clause 8, heading, ‘ss 83 and 85’—

omit, insert—

ss 83–85

- (2) Schedule 3A, part 2, clause 8(2)(a), ‘in the way’—

omit, insert—

in a way

- (3) Schedule 3A, part 2, clause 8(2)(b), including note—

omit, insert—

(b) if the lessor intends to change the way rent is paid to a way that is not stated in this agreement for item 9 and no way is agreed to after the signing of this agreement—in a way the lessor proposes by written notice to the tenant under section 84A.

- (4) Schedule 3A, part 2, clause 8—

insert—

(2A) The lessor must give the tenant written notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor’s agent knows or could reasonably be expected to find out about the costs.

- (5) Schedule 3A, part 2, clause 8(2A) to (5)—

renumber as schedule 3A, part 2, clause 8(3) to (6).

24 Amendment of sch 3A, pt 2, cl 14 (Water service charges—ss 164 and 166)

- (1) Schedule 3A, part 2, clause 14, heading, ‘and 166’—

omit, insert—

, 166 and 166A

- (2) Schedule 3A, part 2, clause 14—

insert—

- (4A) The lessor must give the tenant copies of relevant documents about the amount payable to the relevant water supplier within 4 weeks after the lessor receives the documents.

- (3) Schedule 3A, part 2, clause 14—

insert—

- (5A) The tenant is not required to pay an amount for the water consumption charges if the tenant does not receive a copy of the documents about the amount payable to the relevant water supplier.

- (5B) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.

- (5C) The tenant may be required to pay an amount calculated under section 166A using—

- (a) a meter reading for the premises recorded in a condition report; and
- (b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant mentioned in subclause (8); and
- (c) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.

- (4) Schedule 3A, part 2, clause 14(8), ‘subclause (6)’—

omit, insert—

subclause (10)

- (5) Schedule 3A, part 2, clause 14(9)—

insert—

water consumption charges document means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

- (6) Schedule 3A, part 2, clause 14(4A) to (9)—

renumber as schedule 3A, part 2, clause 14(5) to (13).

25 Amendment of sch 4, pt 1 (Rooming accommodation agreement details)

- (1) Schedule 4, part 1, item 11—

omit, insert—

11 Rent—methods of payment

The ways for the resident to pay the rent.

- (2) Schedule 4, part 1, item 12, note, ‘clause 6(4) to (6)’—

omit, insert—

clause 6(5) to (7)

- (3) Schedule 4, part 1, item 13—

insert—

13.1A The day the rent was last increased for the room.

- (4) Schedule 4, part 1, item 13.1A to 13.3—

renumber as schedule 4, part 1, item 13.2 to 13.4.

26 Insertion of new sch 4, pt 2, cl 5A

Schedule 4, part 2—

insert—

5A Costs apply to early ending of fixed term agreement—s 396A

- (1) This clause applies if—
 - (a) this agreement is a fixed term agreement;
and
 - (b) the resident ends this agreement before the term ends in a way not permitted under the Act.
- (2) The resident must pay the reletting costs under section 396A(3).

Note—

For when the resident may end this agreement early under the Act, see clause 23 and the information statement.

- (3) This clause does not apply if, after experiencing domestic violence, the resident ends this agreement or the resident's interest in this agreement under chapter 5, part 2, division 3, subdivision 2A of the Act.

27 Amendment of sch 4, pt 2, cl 6 (When, how and where rent must be paid—ss 98 and 100)

- (1) Schedule 4, part 2, clause 6, heading, 'ss 98 and 100'—

omit, insert—

ss 98–100

- (2) Schedule 4, part 2, clause 6(3)(a), 'in the way'—

omit, insert—

in a way

- (3) Schedule 4, part 2, clause 6(3)(c), including note—

omit, insert—

- (c) if the provider intends to change the way rent is paid to a way that is not stated in this agreement for item 11 and no way is agreed

to after the signing of this agreement—in a way the provider proposes by written notice to the resident under section 99A.

- (4) Schedule 4, part 2, clause 6—

insert—

- (3A) The provider must give the resident written notice advising of the costs associated with the ways to pay rent offered to the resident that the resident would not reasonably be aware of if the provider or provider’s agent knows or could reasonably be expected to find out about the costs.

- (5) Schedule 4, part 2, clause 6(3A) to (6)—

renumber as schedule 4, part 2, clause 6(4) to (7).

28 Amendment of sch 4, pt 2, cl 8 (Rent increases—ss 105 and 105B)

- (1) Schedule 4, part 2, clause 8(2)(b), ‘, not earlier than 4 weeks after the day the notice is given,’—

omit.

- (2) Schedule 4, part 2, clause 8—

insert—

- (2A) The day stated must not be earlier than the later of the following—

- (a) 4 weeks after the notice is given;
(b) 12 months after the last rent increase for the resident’s room under section 105B, as stated in item 13.2.

- (3) Schedule 4, part 2, clause 8(3)(b) and (c), ‘item 13.2’—

omit, insert—

item 13.3

- (4) Schedule 4, part 2, clause 8(4)(a), ‘item 13.3’—

omit, insert—

item 13.4

29 Amendment of sch 4, pt 2, cl 11 (Rental bond required—ss 111 and 116)

Schedule 4, part 2, clause 11(1), note, ‘unless your weekly rent is more than \$500’—

omit.

30 Amendment of sch 4, pt 2, cl 13 (Charge for utility service—s 170)

Schedule 4, part 2, clause 13, before the note—

insert—

- (2) The provider must give the resident a copy of the documents about the amount charged by the supplying entity within 4 weeks after the provider receives the documents.
- (3) The resident is not required to pay an amount for utility services if the provider does not give the resident a copy of the documents.

Part 3 Amendment of State Penalties Enforcement Regulation 2014

31 Regulation amended

This part amends the *State Penalties Enforcement Regulation 2014*.

32 Amendment of sch 1 (Infringement notice offences and fines for nominated laws)

(1) Schedule 1, entry for *Residential Tenancies and Rooming Accommodation Act 2008*, entry for section 69—

omit.

(2) Schedule 1, entry for *Residential Tenancies and Rooming Accommodation Act 2008*—

insert—

s 57AA(2)	5	25
s 69(1)	2	10
s 76AB(2)	5	25

ENDNOTES

- 1 Made by the Governor in Council on 15 August 2024.
- 2 Notified on the Queensland legislation website on 16 August 2024.
- 3 The administering agency is the Department of Housing, Local Government, Planning and Public Works.

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