

Legislation Fact Sheet

Modular Housing Finance Guarantee Bill 2026

- The Bill establishes a legislative framework allowing the Treasurer to provide guarantees in support of eligible loans used to finance the construction and installation of modular homes in Tasmania.
- The objective of the Bill is to address lender security concerns during the off-site construction phase associated with modular housing, when the dwelling is being constructed away from the land and is not yet available as conventional mortgage security.
- The Bill is intended to facilitate the provision of finance for modular housing by establishing a head of power for the Treasurer to provide guarantees and the administration of the Scheme. Operational requirements and eligibility criteria will be prescribed through regulations and a Deed of Guarantee with lending institutions in respect of each construction contract.
- The Bill provides that the Minister responsible for the administration of the Act may approve builders for participation in the Scheme and regulations may prescribe eligibility criteria for lenders, borrowers, builders and loan agreements.
- The Minister may also make guidelines and approve the form and content of documents, agreements or Deeds of Guarantees used to administer the legislation.
- The Treasurer may guarantee principal amounts advanced under eligible loan agreements, subject to any maximum guarantee amounts prescribed by regulation.
- The Bill authorises payments under guarantees from the Public Account.
- The Act will commence on the day it receives Royal Assent and will be administered by the Treasurer and the Department of Treasury and Finance.