

FACT SHEET

Residential Tenancy Amendment (Pets) Bill 2025

The Residential Tenancy Amendment (Pets) Bill 2025 amends the *Residential Tenancy Act 1997* (the Act) to provide a robust framework for tenants to seek permission to have pets in residential premises.

The Bill inserts a new Part in the Act that provides that tenants may apply to keep pets in the rental property and that the owner may only refuse for certain reasons. The Bill proposes that:

- A tenant is required to seek permission from an owner to keep a pet. The Bill defines 'pet', 'ineligible animal' and 'exempt animal'. Through the definition of exempt animal, consent is not required for guide dogs or assistance animals (as defined in the Commonwealth *Disability Discrimination Act 1992*).
- Only the Tribunal can determine that a pet cannot be kept on the premises.
- The owner will have 14 days to apply to the Tribunal.
- If an Owner does not respond to a request by a tenant in 14 days, they are deemed to have consented to the keeping of the pet.
- The tenant and owner can agree to conditions for the keeping of the pet provided they do not contravene the Act.
- In making an order the Tribunal may include conditions relating to keeping the pet on the premises.
- In determining reasonable grounds for refusing permission for a pet, the Tribunal may take into account that keeping a pet may:
 - cause a nuisance on the premises;
 - cause a nuisance on an adjacent or adjoining premises or other nearby premises;
 - cause damage, that is more than reasonable wear and tear, to the premises;
 - pose an unacceptable risk to the safety of any person;
 - pose an unacceptable risk to the safety or welfare of the pet or another animal on the premises;
 - any other grounds that the Tribunal considers reasonable.

- An owner of residential premises must not unreasonably reject an application to rent premises on the basis that the person making the application indicates they may later seek permission to keep a pet.
- Any existing law that restricts the keeping of a pet on premises will continue to apply, such as by-laws made under the *Local Government Act 1993* or made by a body corporate under the *Strata Titles Act 1998*.
- Tenants will continue to bear the responsibility for remediating any damage to the premises, beyond reasonable wear and tear.

The amendment provisions will commence on a day or days to be proclaimed.

The Bill fulfils the Government's first 100 day commitment to provide for tenants to be able to keep pets as a right.