

TASMANIA

---

**RESIDENTIAL TENANCY AMENDMENT (MINIMUM  
WINDOW COVERINGS FOR SOCIAL HOUSING  
PROPERTIES) BILL 2023**

---

**CONTENTS**

1. Short Title
2. Commencement
3. Principal Act
4. Section 36N amended
5. Repeal of Act

**RESIDENTIAL TENANCY AMENDMENT (MINIMUM  
WINDOW COVERINGS FOR SOCIAL HOUSING  
PROPERTIES) BILL 2023**

*(Brought in by David James O'Byrne MP, Member for Franklin)*

**A BILL FOR**

**An Act to amend the *Residential Tenancy Act 1997* for the purposes of requiring social housing properties to be furnished with minimum window coverings at the commencement of a new tenancy agreement.**

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

**1. Short Title**

*This Act may be cited as the Residential Tenancy (Minimum Window Coverings for Social Housing Properties) Amendment Act 2023.*

**2. Commencement**

This Act commences 60 days after the day on which this Act receives the Royal Assent.

**3. Principle Act**

In this Act, the *Residential Tenancy Act 1997*\* is referred to as the Principle Act.

---

\*No. 82 of 1997.

*Residential Tenancy (Minimum Window Coverings for  
Social Housing Properties) Amendment Act 2023.*  
*Act No. of 2023*

s. 4

---

**4. Section 36N amended**

Section 36N of the Principal Act is amended as follows:

- (a) By omitting from subsection (1) “An owner” and substituting “An owner who is not a social housing provider”;
- (b) By omitting subsection (2);
- (c) By inserting the following new subsection after subsection (1):
  - (2) A social housing provider must not enter into a new residential tenancy agreement relating to a premises unless curtains or blinds cover each window in any room, in the premises, that the social housing provider knows is likely to be used as a bedroom or a living area, except if –
    - (a) the social housing provider agrees to furnish the premises with such window coverings at its own expense; and
    - (b) such window coverings are provided and installed within 10 working days of the commencement of the residential tenancy agreement.

Penalty: fine not exceeding 50 penalty units.

*Residential Tenancy (Minimum Window Coverings for  
Social Housing Properties) Amendment Act 2023.  
Act No. of 2023*

**s. 5**

---

**5. Repeal of Act**

This Act is repealed on the first anniversary from the day on which this Act commences.