

TASMANIA

**RESIDENTIAL TENANCY (NO CAUSE EVICTIONS)
AMENDMENT BILL 2025**

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**RESIDENTIAL TENANCY (NO CAUSE EVICTIONS)
AMENDMENT BILL 2025**

(Brought in by Vica Bayley MP)

A BILL FOR

**An Act to amend the *Residential Tenancy Act 1997* for the purposes
of abolishing no cause evictions**

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 (No Cause Evictions) Amendment Act 2025*.

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed, but if not all of the provisions of this Act have commenced before 12 months after the day on which this Act receives the Royal Assent the uncommenced provisions of this Act commence at the end of that 12-month period.

3. Principal Act

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

*No. 82 of 1997

4. Section 42 amended (Notice to vacate by owner)

Section 42(1) of the Principal Act is amended by:

- (a) omitting paragraph (d) from subsection (1) and substituting the following paragraph
 - (d) that a residential tenancy agreement –
 - (i) is due to expire not more than 60 days after service of the notice; and
 - (ii) relates to a residential premises that is declared under subsection (7) to be crisis accommodation; and
 - (iii) the owner of the residential premises is declared under subsection (7) to be a crisis accommodation provider; and
 - (iv) the owner of the residential premises has given the tenant information about alternative accommodation; and

- (v) the owner of the residential premises needs the premises to use as crisis accommodation for someone other than the tenant.
- (b) omitting paragraph (dd) from subsection (1).
- (c) inserting after subsection (6) the following subsection:
 - (7) The Minister from time to time responsible for social housing, by notice, may do any one or more of the following:
 - (a) declare residential premises specified in the notice to be crisis accommodation;
 - (b) declare residential premises of a kind specified in the notice to be crisis accommodation;
 - (c) declare residential premises used, or proposed to be used, for a purpose specified in the notice

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- to be crisis
accommodation;
- (d) declare a person, or a person of a class of persons, specified in the notice to be a crisis accommodation provider or the crisis accommodation provider in relation to premises referred to in paragraph (a), (b) or (c).
- (8) The Minister must not make a declaration under subsection (7) in relation to a crisis accommodation provider unless satisfied that the provider –
- (a) provides, or intends to provide, accommodation as emergency accommodation for people in crisis; and
- (b) provides, or intends to provide, information to people accommodated in the accommodation, whether on or before termination, about

alternative
accommodation and,
if appropriate, other
services.

- (9) The Minister must not make a declaration under subsection (7) in relation to crisis accommodation unless satisfied that the accommodation is provided, or intended to provided, as emergency accommodation for people in crisis.

5. Section 43 amended (Effect of notice to vacate)

Section 43 of the Principal Act is amended by omitting “or section 42(1)(dd)” from paragraph (e) of subsection (1).

6. Section 56 amended (Right of entry)

Section 56 of the Principal Act is amended by omitting subsection (4) and substituting the following subsection:

- (4) An owner of residential premises may enter the premises without the approval of the tenant, if a notice to terminate or notice to vacate has been given, to show the premises to one prospective tenant only and any persons accompanying the prospective tenant –

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- (a) on not more than one occasion on any day; and
- (b) on not more than 5 days in any week; and
- (c) on the giving of not less than 48 hours' notice in writing to the tenant; and
- (d) between the hours of 8 a.m. and 6 p.m.

7. Repeal of Act

This Act is repealed on the three hundred and sixty fifth day from the day on which all of the provisions of this Act commence.