

RESIDENTIAL TENANCY AMENDMENT (PETS) BILL 2025

This Public Bill originated in the House of Assembly, and, having this day passed, is now ready for presentation to the Legislative Council for its concurrence.


LAURA ROSS, Clerk of the House
23 September 2025

*(Brought in by the Minister for Small Business, Trade and
Consumer Affairs, the Honourable Guy Barnett)*

A BILL FOR Amendments: clause 5(3) An Act to amend the *Residential Tenancy Act 1997*

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:

The Legislative Council has this day
Agreed to this Bill with Amendment

1. Short title

This Act may be cited as the *Residential
Tenancy Amendment (Pets) Act 2025*.


Clerk of the Council
6. NOV. 2025

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

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relevant residential premises within 7 days after the tenant is notified of the making of the order.

(6) For the avoidance of doubt, a matter specified in subsection (1) as being within the jurisdiction of the Tribunal is –

- (a) within the original jurisdiction of the Tribunal; and
- (b) allocated to the Civil and Consumer stream of the General Division of the Tribunal within the meaning of the *Tasmanian Civil and Administrative Tribunal Act 2020*.

36V. Reasonable grounds

In determining a matter that is within the jurisdiction of the Tribunal by virtue of section 36U, the Tribunal may take into account the following grounds:

- (a) whether keeping a pet, specified in a request made by a tenant under section 36R(2) in relation to residential premises, would have any of the following effects:
 - (i) cause a nuisance on the premises;

CLAUSE 5

First amendment

Page 15, proposed new Part 3C, section 36V, before “In determining”.

Insert “(1)”

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- (ii) cause a nuisance on an adjacent or adjoining premises or other nearby premises;
 - (iii) cause damage that is more than reasonable wear and tear to the premises;
 - (iv) pose an unacceptable risk to the safety of any person;
 - (v) pose an unacceptable risk to the safety or welfare of the pet or another animal on the premises;
- (b) any other grounds that the Tribunal considers reasonable in the circumstances.

36W. Rejection of application because of pet

The owner of residential premises must not unreasonably reject an application to rent the premises on the basis that the person making the application has indicated that the person will be requesting consent to keep a pet on those premises.

36X. Transitional provision

If, immediately before the commencement of section 36R, a tenant

Second amendment

Page 16, same proposed new section, after subparagraph (v).

Insert the following subparagraph.

(vi) be inconsistent or incompatible with -

(A) a conservation covenant, to which the residential premises is subject, or is in the process of being assessed for suitability to become so subject; or

(B) a conservation program in respect of the residential premises -

(A) in which the owner of the residential premises participates, or of which the owner of the residential premises is a member; or

(B) in relation to which the owner of the residential premises is in the process of being assessed for suitability to participate in, or be a member of.

Third amendment

Same page, same proposed new section, after paragraph (b).

Insert the following subclause.

(2) In this section -

"conservation covenant" includes the following:

(a) a conservation covenant that is registered under the *Land Titles Act 1980*;

(b) a conservation covenant in force under Part 5 of the *Nature Conservation Act 2002*;

(c) an agreement or covenant made in respect of land, with an organisation formed for conservation purposes, for the purposes of protecting and preserving wildlife and biodiversity on that land;

"conservation program" means a program run, by an organisation formed for conservation purposes, for the purposes of protecting and preserving wildlife and biodiversity.