

FACT SHEET

Residential Tenancy Amendment (Safety Modifications) Bill 2025

The Residential Tenancy Amendment (Safety Modifications) Bill 2025 amends the *Residential Tenancy Act 1997* (the Act) to make certain safety modifications.

Safety modifications

The Bill inserts new sections in the Act to facilitate tenants making certain safety modifications. The Bill proposes that:

- A new section will be inserted to permit safety modifications. Safety modifications, for the purpose of these sections, refers to wall anchors and other means of affixing furniture to the premises for the purposes of avoiding risk of injury or death to a person from the movement of that furniture.
- The current requirements relating to alterations, additions and fixtures in section 54 will not apply to the new provision but will continue to apply to other modifications.
- Where the modification is not going to cause permanent damage to the premises. A tenant of a residential premises can instal a safety modification without consent.
- If the safety modification is likely to cause permanent damage, the tenant is required to seek consent before making the modification.
- “Permanent damage” includes damage that cannot be remedied; and damage that affects a premises that has historical cultural heritage significance within the meaning of the *Historic Cultural Heritage Act 1995*; and a type of damage prescribed.
- The owner must respond to the request within 14 days and consent must not be unreasonably refused.
- If consent is refused and the tenant believes the refusal is unreasonable, the tenant can apply to the Residential Tenancy Commissioner for an order to authorise the making of the safety modification.
- An aggrieved owner or tenant can apply for Tribunal review of the Commissioner’s decision.

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