

Victorian Residential Rental Compliance Brief

A complete reference of active and upcoming legislation for tenants, rental providers, agents, and sales agents.

Jurisdiction	Victoria, Australia
Scope	Residential rental — Residential Tenancies Act 1997 and amendments
Last updated	15 April 2026
Update cycle	Quarterly or on major legislative change
Prepared by	Brixzer Solutions

Disclaimer: This document is compiled from publicly available sources for general reference purposes only and does not constitute legal advice. While we take care to ensure accuracy, legislation is subject to change and interpretation may vary. We recommend verifying any information directly with the relevant regulatory bodies — including Consumer Affairs Victoria, VCAT, and your legal advisor — before relying on it for compliance decisions.

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Currently active legislation

All reforms below are in force as of 15 April 2026. They apply to residential rental properties in Victoria under the Residential Tenancies Act 1997 and subsequent amendments.

Rent bidding prohibition

In force since **25 November 2025**

Agents and rental providers cannot solicit, encourage, or accept offers above the advertised rent. All rental listings must display a fixed price — not a range or “offers above” format. Penalties apply for non-compliance.

Applies to: Agents, Rental providers, Tenants

Source: *Consumer Affairs Victoria — consumer.vic.gov.au*

No-fault eviction ban

In force since **25 November 2025**

“End of fixed term” is no longer a valid reason to issue a Notice to Vacate. Rental providers must cite a prescribed reason: owner-occupancy, major renovation, property sale with vacant possession, or change of use. Minimum 90-day notice required for all valid grounds.

Applies to: Rental providers, Agents, Tenants

Source: *Premier Victoria; Tenants Victoria*

Notice period extension — 90 days

In force since **25 November 2025**

All Notice to Vacate and rent increase notices extended from 60 to 90 days. Applies to all valid NTV reasons and all rental increase notifications. Notices issued before 25 November 2025 remain under old rules.

Applies to: Rental providers, Agents, Tenants

Source: *Consumer Affairs Victoria*

Minimum standards — pre-advertising requirement

In force since **25 November 2025**

Properties must meet all 14 minimum standards before being advertised for rent — not just before tenant move-in. Standards cover structural soundness, heating, locks, mould, electrical safety, ventilation, and weatherproofing. Non-compliance gives renters grounds to terminate or seek VCAT orders. Fines: up to \$11,000 (individuals) or \$59,000 (companies).

Applies to: Rental providers, Agents

Source: *Consumer Affairs Victoria*

Blind cord & window covering safety

In force since **1 December 2025**

All internal window coverings must have cord guides or cleats secured to the wall. Applies to all rental properties regardless of when blinds were installed. Tenants can install cord safety devices without landlord permission. Free safety kits available from Consumer Affairs Victoria.

Applies to: Rental providers, Agents, Tenants

Source: Premier Victoria

Gas & electrical safety checks — biennial

In force since **29 March 2021 (extended November 2025)**

Gas safety checks (licensed gasfitter, Type A endorsed) and electrical safety checks (licensed electrician per AS/NZS 3019:2022) required every 2 years. Records must be kept and disclosed to prospective tenants before signing. Applies to all rental properties as of November 2025.

Applies to: Rental providers, Agents

Source: Energy Safe Victoria — energysafe.vic.gov.au

Smoke alarm compliance — annual

In force since **November 2024**

Annual smoke alarm safety checks mandatory for all rental properties, regardless of when the agreement commenced. Failure to comply triggers Consumer Affairs Victoria enforcement and fines.

Applies to: Rental providers

Source: Premier Victoria

Pets — default right to keep

In force since **2 March 2020**

Renters may keep pets with landlord consent. Refusal must go through VCAT within 14 days on limited grounds. If no response within 14 days, consent is deemed granted. Renter must keep property in good condition.

Applies to: Tenants, Rental providers

Source: VCAT; Consumer Affairs Victoria

Rent increase rules — once per 12 months

In force since **Ongoing (notice extended to 90 days, November 2025)**

Rent may be increased once per 12 months maximum. 90-day written notice required. Tenants can request a free rent assessment from CAV, escalate to RDRV (free dispute resolution), then VCAT if assessed as excessive. CPI comparison is now a mandatory assessment factor (from 31 March 2026).

Applies to: Rental providers, Agents, Tenants

Source: Consumer Affairs Victoria

Rental Dispute Resolution Victoria (RDRV)

In force since **June 2025**

Free pre-VCAT dispute resolution service. Handles bond disputes, compensation claims, rent increase disputes, and repairs disputes. Faster than VCAT hearings. Most disputes must now go through RDRV before escalating to VCAT. Available for all rental property types.

Applies to: All parties

Source: RDRV — rdrv.vic.gov.au

Short-stay accommodation levy — 7.5%

In force since **1 January 2025**

7.5% levy on total booking fees for short-stay accommodation (continuous stays under 28 days). Primary residence exempt. Revenue funds social and affordable housing (25% to regional VIC). Annual lodgement if under \$75K; quarterly if above. Relevant to agencies managing mixed portfolios.

Applies to: Short-stay providers, Mixed-portfolio agents

Source: State Revenue Office Victoria — sro.vic.gov.au

Residential Tenancies Regulations 2021

In force since **29 March 2021 (sunset 27 January 2031)**

The foundational regulation containing 130+ reforms to residential rental law. Covers minimum standards, safety checks, application procedures, notice forms, and detailed operational requirements. Parent regulation for most entries in this section.

Applies to: All parties

Source: legislation.vic.gov.au

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Upcoming reforms & compliance calendar

Dated milestones for reforms that have been legislated or are in advanced consultation. Plan compliance activity around these dates.

31 March 2026

Prescribed rental application form (Form 3A)

Mandatory use of standardised application form. Strict limits on personal information agents can request — no direct employer contact, no information outside the prescribed fields. Requesting unauthorised information is an offence. Application fees cannot be charged.

Applies to: Agents, Rental providers, Tenants

Source: Consumer Affairs Victoria

31 March 2026

Enhanced rent increase assessment powers

VCAT, Consumer Affairs Victoria Director, and RDRV gain expanded power to assess whether rent increases are excessive. New mandatory factors: CPI comparison, size of increase, landlord's maintenance history, property improvements, and market conditions. Tenants protected against retaliatory eviction for requesting assessment.

Applies to: All parties, VCAT, CAV

Source: Consumer Affairs Victoria

No later than 13 October 2026

Portable rental bonds scheme

Eligible renters can transfer their bond directly to the next property — eliminates the “double bond” cost when moving between rentals. Renter applies online; government guarantees the bond amount in advance to the previous provider. Expected to ease costs for 736,000+ Victorian households.

Applies to: Tenants, Rental providers

Source: Premier Victoria

1 March 2027

Energy efficiency minimum standards — Phase 1

End-of-life gas heating and hot water systems must be replaced with efficient electric alternatives (heat pump hot water or reverse cycle air conditioning). Ceiling insulation must be installed in ceiling spaces at start of new lease or conversion to periodic. Financial support via Victorian Energy Upgrades (VEU) program.

Applies to: Rental providers, Agents, Tenants

Source: Energy Victoria — energy.vic.gov.au

1 July 2030

Energy efficiency — Phase 4 (final)

Efficient electric cooling must be installed in the main living area of all rental properties, regardless of lease status. Interim phases: draught proofing by 1 July 2027, 4-star showerheads and cooling at lease start (ongoing). Full electrification roadmap concludes with this milestone.

Applies to: Rental providers

Source: Energy Victoria

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Obligations by role

Tenants — key rights & protections

- Protected against no-fault evictions — landlord must cite a valid prescribed reason with 90 days' notice.
- Cannot be asked to bid above advertised rent; listings must show a fixed price.
- Must receive 90 days' notice for any rent increase (once per 12 months maximum).
- Can challenge excessive rent increases via free RDRV service, then VCAT if unresolved.
- Can keep pets with written consent; if landlord doesn't respond within 14 days, consent is deemed granted.
- Can request urgent repairs immediately and non-urgent repairs within 14 days.
- Cannot be charged rental application fees.
- Protected against retaliation for exercising any rights under the Act.
- Can install blind cord safety devices without landlord permission.
- Will benefit from portable bonds scheme (from October 2026).
- Only required to provide information on the prescribed Form 3A (from 31 March 2026).

Rental providers — compliance checklist

- Cannot accept rent bids; must advertise a fixed price only.
- Cannot evict without a valid reason — end of lease is no longer valid grounds.
- Must issue 90 days' notice for all Notice to Vacate and rent increase situations.
- Must ensure all 14 minimum standards are met BEFORE advertising the property (not just before move-in).
- Must conduct biennial gas and electrical safety checks and keep records.
- Must conduct annual smoke alarm safety checks.
- Must ensure blind cord safety compliance on all internal window coverings.
- Cannot request personal information beyond the prescribed Form 3A (from 31 March 2026).
- Must disclose recent safety check dates and certifications to prospective tenants.
- Subject to CAV enforcement — fines up to \$11,000 (individual) or \$59,000 (company) for non-compliance.
- Must plan for energy efficiency Phase 1 compliance by 1 March 2027.

Agents & property managers — obligations

- Cannot accept rent bids on behalf of the landlord.

- Must ensure properties meet all minimum standards before listing for rent.
- Must use the prescribed Form 3A for all rental applications (from 31 March 2026).
- Cannot charge application fees or request information outside the prescribed form.
- Must conduct or arrange all required safety checks (gas, electrical, smoke alarms, blind cords).
- Must keep and disclose safety certification records to prospective tenants.
- Must issue 90-day notices for NTV and rent increases.
- Should stay updated on RDRV processes — most disputes now route through RDRV before VCAT.
- Subject to CAV enforcement, including on-site inspections at open homes and monitoring of online listings.
- Must advise landlords of energy efficiency compliance timeline and plan upgrades.

Sales agents — disclosure requirements

- Must disclose safety check dates and certifications to potential buyers of investment properties.
- Should advise investor clients of current and upcoming compliance obligations before purchase.
- Must inform buyers about the short-stay levy (7.5%) if the property is used for short-stay accommodation.
- Should flag energy efficiency compliance timeline (Phase 1: March 2027) to investment property buyers.
- May assist with portable bonds information for tenant transitions post-October 2026.

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Penalty summary

Consumer Affairs Victoria actively enforces compliance. Below are indicative penalty levels.

Offence	Individual	Company	Enforced by
Non-compliant rental property	Up to \$11,000	Up to \$59,000	CAV
Accepting rent bids	Significant fines	Significant fines	CAV
Requesting unauthorised info (from 31 Mar 2026)	Prescribed penalty	Prescribed penalty	CAV
Late/missing safety checks	Varies	Varies	CAV / Energy Safe VIC
Retaliatory eviction	VCAT order + costs	VCAT order + costs	VCAT
Short-stay levy non-compliance	SRO penalties	SRO penalties	SRO

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Official sources & contacts

Consumer Affairs Victoria

consumer.vic.gov.au

Primary authority for rental law compliance, minimum standards, enforcement.

Legislation Victoria

legislation.vic.gov.au

Official repository — full text of the Residential Tenancies Act 1997 and all amendments.

Tenants Victoria

tenantsvic.org.au

Tenant advocacy and resources — plain-language guides to rights and processes.

VCAT

vcat.vic.gov.au

Formal dispute resolution for rental matters. Application fee: \$74.10 (concessions available).

RDRV

rdrv.vic.gov.au

Free pre-VCAT dispute resolution. Bond, compensation, rent, and repairs disputes.

State Revenue Office Victoria

sro.vic.gov.au

Short-stay levy administration, reporting, and exemptions.

Energy Victoria

energy.vic.gov.au

Energy efficiency standards, Victorian Energy Upgrades program.

Energy Safe Victoria

energysafe.vic.gov.au

Gas and electrical safety compliance, certification requirements.

Premier Victoria

premier.vic.gov.au

Government announcements on new legislation and reform timelines.

Commissioner for Residential Tenancies

rentingcommissioner.vic.gov.au

Independent oversight of the rental market.

This compliance brief is prepared by Brixzer Solutions and updated quarterly or on major legislative change. For the latest version, visit brixzer.com/news-reforms or contact info@brixzer.com.