

**LEGISLATIVE COUNCIL**

**Residential Tenancies Amendment Bill 2024**

**Second print**

**Proposed amendments**

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- No. 1      **Keeping animal for temporary period**  
Page 5, Schedule 1[9], proposed section 73B. Insert after line 26—  
    (2A)    A tenant does not need the landlord's consent to keep an animal at residential premises for a period of less than 3 months.
- No. 2      **Period for landlord's response**  
Page 6, Schedule 1[9], proposed section 73D(1)(b), line 1. Omit "21 days". Insert instead "14 days".
- No. 3      **Supporting documents**  
Page 6, Schedule 1[9], proposed section 73D. Insert after line 11—  
    (3A)    The response must also include, or be accompanied by, any relevant supporting documents or information.
- No. 4      **Applications and responses to Secretary**  
Page 6, Schedule 1[9], proposed section 73D. Insert after line 11—  
    (3B)    The landlord or landlord's agent must give a copy of the following to the Secretary as soon as practicable after the response is given to the tenant—  
        (a)    the application,  
        (b)    the response,  
        (c)    the supporting documents or information given with the response.  
    (3C)    The Secretary must publish, on a government website, annual reports for each year showing the following—  
        (a)    the number of applications made for consent,  
        (b)    the number of applications for which consent was given,  
        (c)    the number of times each of the reasonable conditions was made part of the consent,  
        (d)    the number of applications for which consent was refused,  
        (e)    the number of times each of the grounds for refusal was used as a basis for the refusal,  
        (f)    other matters prescribed by the regulations.

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No. 5 **Cleaning of carpets and fumigation**

Page 6, Schedule 1[9], proposed section 73E(2)(b)(i) and (ii), lines 27–29. Omit all words on the lines. Insert instead—

- (i) if reasonable for the species of animal and the premises and necessary because of the condition of carpets caused by the animal—to have the carpets cleaned, and
- (ii) for a mammal, if necessary because of the condition of the premises caused by the mammal—to have the premises fumigated,

No. 6 **Fencing**

Page 7, Schedule 1[9], proposed section 73F(1)(b)(i), line 8. Insert “and cannot be reasonably remedied” after “appropriate”.

No. 7 **Consent remains in force**

Page 8, Schedule 1[9]. Insert after line 18—

**73I Effect of consent**

- (1) A consent continues in force while the tenant resides in the residential premises for the lifetime of the animal despite any change in the following—
  - (a) the landlord,
  - (b) the landlord’s agent,
  - (c) the residential tenancy agreement.
- (2) This section is a term of every residential tenancy agreement.