

## Election Costing Request Form

Details of request	
Party:	Liberals and Nationals Government
Name of Policy:	Improving Security for Renters in NSW
Date of request:	2 March 2023

Description of policy	
Summary of policy (please attach copies of relevant policy documents and include information on what the policy aims to achieve):	<p>This policy implements a number of regulatory changes to improve security of tenure and the experience of renting for tenants in NSW. This includes:</p> <ul style="list-style-type: none"><li>• Ending no grounds evictions for periodic leases;</li><li>• Extending the notice periods for the end of fixed term leases;</li><li>• Introducing a new, option for standard long-term lease agreements; and</li><li>• Regulating information to be collected and stored from tenants.</li></ul>
Has the policy been publicly released yet?	

<b>Your estimated costing of the policy<sup>1</sup></b>	
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<sup>1</sup> Amounts should be expressed in nominal dollars. GGS - General Government Sector.

	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	Total \$'000
Impact on General Government Sector (GGS) net operating result <sup>2</sup>	-	-	-	-	-	-
Impact on GGS capital expenditure <sup>3</sup>						
If different from above, impact on total State Sector net financial liabilities <sup>4</sup>						

**Note:** Has the policy been costed by a third party?  
If yes, can you provide a copy of this costing and its assumptions?

<b>Key assumptions made in the policy</b>	
Does the policy relate to a previous announcement? If yes, which announcement?	Yes, this policy builds upon the previous announcement to ban solicited rent bidding.
What assumptions have been made in deriving the financial impacts in your estimated costing? <i>(See checklist)</i>	There are no costs associated with this policy. Legislative changes and consultation will be undertaken from within the existing agency budget.
Is there a range for the costing or any sensitivity analysis that you have undertaken?	Not applicable
Are there associated savings, offsets or, in the case of a revenue proposal, offsetting expenses? If yes, please provide details.	Not applicable
Are there significant costs or savings <b>outside</b> the forward estimates period which should be considered in costing this policy? <sup>5</sup>	Not applicable

<b>Administration of policy</b>	
Intended date of implementation:	In 2023, following consultation and the passage of legislation.

<sup>2</sup> Negative for a saving that reduces expenditure

<sup>3</sup> Negative for a reduction in capital expenditure.

<sup>4</sup> Only required if proposal is outside GGS. Negative for a reduction in net financial liabilities.

<sup>5</sup> Particularly important for large projects with long lead times, policies with a delayed timetable for implementation, or policies where up-front investment is required to achieve long term savings.

Intended duration of policy:	Ongoing
Who will administer the policy (e.g. Government entity, non-government organisation, etc.)?	NSW Fair Trading
Are there any specific administrative arrangements for the policy that need to be taken into account (e.g. agreements between different levels of government)?	Legislation is required to implement changes.
Are there transitional arrangements associated with policy implementation?	

<b>If the policy is mainly an expenditure<sup>6</sup> commitment</b>	
Demand driven or a capped amount:	
Eligibility criteria or thresholds:	

<b>If the policy is mainly a revenue commitment</b>	
Transaction based or capped:	
Thresholds and/or exemptions:	
Collection method:	
Additional expenditure associated with collection:	

<b>If the policy is mainly a capital costs<sup>7</sup> commitment</b>	
<b>Nature of Capital Spending</b>	
Type of work, size and capacity:	
Proposed start and completion date of work:	
Intended construction schedule/cashflow:	
Associated asset sell off (if any):	
<b>Recurrent Impacts</b>	
Offsetting expenditure savings:	
On-going maintenance, depreciation and operational expenses:	
Third party funding involvement:	
Delivery model <sup>8</sup>	

<sup>6</sup> Expenditure is operating expenses, e.g. salaries, interest cost and grants. Expenditures are fully included in the impact on operating balance.

<sup>7</sup> Capital costs differ from expenditure in that only depreciation will be included in the impact on operating balance.

<sup>8</sup> There is a range of possible delivery models, e.g. built, owned and operated by a NSW government agency; built and transferred to a private operator; privately built for public operation; privately built and operated with government assuming risk or providing a guarantee in relation to future income (often applicable to

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public/private partnership arrangements), and so on. The policy should provide assumptions about the proposed delivery model.