



New South Wales

Residential Tenancies Amendment (Termination Notice for Significant Renovations or Repairs) Regulation 2025

under the

Residential Tenancies Act 2010

Her Excellency the Governor, with the advice of the Executive Council, has made the following regulation under the *Residential Tenancies Act 2010*.

ANOULACK CHANTHIVONG, MP
Minister for Better Regulation and Fair Trading

Explanatory note

The object of this regulation is to alter the supporting documents or information required to be given by a landlord when giving a termination notice on the ground that the residential premises will be subject to works for significant renovations or repairs.

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1 Name of regulation

This regulation is the *Residential Tenancies Amendment (Termination Notice for Significant Renovations or Repairs) Regulation 2025*.

2 Commencement

This regulation commences on the day on which this regulation is published on the NSW legislation website.

Schedule 1 Amendment of Residential Tenancies Regulation 2019

[1] Clause 23D Termination notices for significant renovations or repairs to premises

Omit clause 23D(1) and (2). Insert instead—

For the Act, section 85(1), a landlord must, when giving a termination notice under the Act, section 87F, give the tenant a written statement from the landlord that—

- (a) is signed and dated by the landlord, and
- (b) explains why the renovations or repairs are significant, and
- (c) explains why the property must be vacant for the works to be carried out properly, and
- (d) states the proposed commencement date of the works.

[2] Clause 23J Redaction of documents and information given with termination notices

Omit “, 23D(1)(b)(i) or (ii)” from clause 23J(a).

[3] Clause 23J(b)

Omit the paragraph.