

Checklist

For Rental Providers
or Property Managers



Minimum energy efficiency standards for rental homes

If you own or manage a rental property in the ACT, there are some things you will need to do to ensure that your property is compliant with the new standard.

Check your rental property's level of insulation.

You will need to do this before your property can be advertised for rent or a new lease entered into. There are a few ways you can do this, including checking your property's Energy Efficiency Rating (EER) or hiring a trained building assessor. For more information visit justice.act.gov.au/renting-and-occupancy-laws

Check if your property is eligible for an exemption if it does not meet the standard.

Permanent and temporary exemptions are available for some properties. Although property managers do not need to apply for an exemption, property owners must maintain documentary evidence to support an exemption and provide it to a tenant if they request it. For more information visit justice.act.gov.au/renting-and-occupancy-laws

Indicate whether your property meets the standard or has an exemption in any rental ads and when entering a new lease agreement.

From April 2023, property owners are required to disclose compliance with the minimum standard to potential tenants. Tenants can also request evidence (e.g. EER, or statutory declaration).

From April 2023, upgrade your property's ceiling insulation if it is not compliant within nine months of a new lease.

Property owners have nine months to upgrade their property's insulation following the signing of a new residential tenancy agreement (unless they have a valid exemption).

If you need to upgrade, seek quotes from firms with certified insulation installers.

To ensure the safety of property owners and tenants, any upgrades must be undertaken by certified insulation installers. A list of firms with certified installers will be available online by April 2023.

If you need to upgrade, organise an electrical safety check or ask your insulation provider to do it for you.

Your insulation installer may be able to arrange for the safety check.

Maintain a record of your property's ceiling insulation.

Once upgrades are complete, you will need to maintain documentation of your property's compliance. Tenants will be able to request evidence.

More information

Web: justice.act.gov.au/renting-and-occupancy-laws

Phone: 13 22 81

Email: Access Canberra contact form

For legal advice: The Law Society of the ACT connects individuals and organisations with the legal profession. For a referral to a private lawyer visit www.actlawsociety.asn.au