



Portable Rental Bonds

South
Australian
Labor

For the
Future



Foreword

The Malinauskas Labor Government is proud to strengthen the rights of renters - and we've implemented the most significant platform of rental law reforms in a generation.

We've led the way delivering recommendations of the "A Better Deal for Renters" Report presented to the National Cabinet.

South Australia has one of the tightest rental markets nationally, currently sitting at around 0.8%.

This is putting huge pressure on prospective renters, facing a combination of enormous competition, rising rental costs and scarce availability.

That's why the Malinauskas Labor Government is taking to the election a plan to help more renters own their own home, and protect renters from unfair practices that have emerged in a heated rental market.



Peter Malinauskas MP
Premier for South Australia







SOUTH AUSTRALIA'S FIRST EVER PORTABLE RENTAL SCHEME

In 2024-25, Consumer and Business Services received more than 57,000 bonds, serving as a crucial financial safeguard for landlords.

But too often, we hear that South Australians moving between rental properties are forced to stump up for a second bond, because their first bond still needs to be refunded.

Renters know the feeling: paying for a new rental bond out of pocket before their first bond has been returned. Most renters don't just have a few thousand dollars lying around.

That's why a Malinauskas Labor Government will take to the election a plan to establish South Australia's first ever Portable Rental Bonds Scheme, doing away with the dreaded 'double bond' payment forever.

The new scheme will allow renters to transfer their existing bond over to their next rental property, with the Government guaranteeing the bond amount for the original landlord.

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Banned Rent Bidding

With fines up to \$20,000, it is now illegal for landlords or agents to invite offers for higher rent above the advertised rental price.

These reforms extend to preventing third parties from assessing rental applications based on offers of higher rent, as well as strengthening protections for the personal information of tenants.



Limiting routine inspections

A rental is still a home, and it's fair for a tenant to be allowed to make their space their own. We've reduced the number of routine inspections to a maximum of four per year.



Notice Period reform

In such a competitive rental market, it is often difficult to secure new accommodation quickly when a lease isn't renewed. We've extended the minimum notice period to tenants from 28 to 60 days for fixed term tenancy agreements.



Fixture replacement meeting modern standards

Our new reforms enshrine rental properties with specific minimum housing standards, including replacement fixtures meeting energy and water-saving standards. These changes aim to improve property efficiency and reduce utility costs for tenants.



Prevention of excessive rent increases

We prohibited rent increases more than once in a 12-month period, protecting renters from unfair and unanticipated rises.



Protect victims of domestic violence

Victims of domestic violence shouldn't be financially punished for living in a rental, and we've developed protections to strengthen their rights. This includes penalty-free lease termination, the right to change locks without consent and strengthened bond and liability protections.



Protecting the rights of pet owners

We know that pets are family, and it can be deeply distressing to be unable to secure a rental because of inflexible rules.

We've delivered common sense reform that protects tenants from their application for a rental being refused simply for owning a pet. However, a landlord can impose reasonable conditions on their property.



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