

Stakeholder kit – Domestic Violence Reforms

About this toolkit

This toolkit has been developed to help you share clear, consistent information about the changes to the *Residential Tenancies Act 2010* commencing on 21 September 2026. You can help landlords, agents and competent persons understand their obligations, and renters understand their rights.

Please note: Some webpages linked in this kit will be updated on 21 September to reflect the new rental laws when they commence. We recommend sharing this content with your networks from 21 September.

If you or someone you know is impacted by domestic and family violence, support is available:

Full Stop Australia National – 1800 385 578 (24/7 national counselling service)

Lifeline – 13 11 14 (24/7 crisis support)

In an emergency, call 000.

About Domestic Violence Reforms

The *Residential Tenancies Act 2010* includes protections for tenants experiencing domestic and family violence. A 2025 review by NSW Fair Trading found provisions introduced in 2019 to the Act which allowed renters experiencing family and domestic violence to end their tenancy without penalty were working as intended. However, access to a qualified person to provide supporting evidence remained a key barrier for some victim-survivors, particularly those in regional areas, Aboriginal and multicultural communities, and people with disability.

Changes commencing on 21 September 2026 will:

- expand the range of competent persons, ensuring more professionals and frontline workers can provide declarations for a tenant or their dependent child
- transfer responsibility for notifying remaining co-tenants to the landlord or agent instead of the departing tenant
- strengthen protections from liability for property damage arising from domestic abuse
- expand the circumstances where a tenant can change locks with the landlord's consent
- introduce new requirements for taking and publishing photos and recordings of tenanted properties
- strengthen privacy protections for renters
- improve pathways for victim-survivors to recover their share of a rental bond in a co-tenancy
- enhance protections prohibiting tenancy database listings and introduce a new power for Fair Trading to order the removal of those listings
- support improved understanding through education and training, including a new CPD topic for agents

These changes aim to reduce barriers for victim-survivors, improve safety outcomes, and clarify responsibilities of tenants, landlords, agents and competent persons.

Call to action (CTA)

For renters experiencing domestic violence:

- You have the right to leave. If you or your dependent child is experiencing domestic abuse, you can end your lease without penalty by using the required notice and evidence.
- You can now access support from more types of professionals. Services you are already using may be able to make a declaration to support you to end your lease or access other protections.
- Your privacy is protected. Landlords and agents must keep your domestic violence termination notice and supporting evidence confidential.

For licensees and real estate agents:

- Understand the new requirements. Update your processes and use the correct forms from 21 September 2026.
- Protect the tenant's information. Keep domestic violence termination notices and supporting evidence confidential. Mishandling a termination notice or evidence may result in penalties.
- Follow the new co-tenant notification process. Notify each remaining co-tenant individually, using the approved form, within seven days after the departing tenant's termination date. Do not provide co-tenants with the departing tenant's notice or evidence.
- Know your obligation. Understand the changes relating to property damage, locks, taking and publishing photos and recordings, rental bonds and tenancy databases.

Communications ready for distribution

Ready to paste

For renters

Support is available to help you understand new rental reforms commencing on 21 September 2026.

The law protects your right to end a tenancy if you or your dependent child is experiencing domestic violence. The new changes mean:

- more professionals and support workers are authorised to provide supporting evidence to unlock tenancy protections– including health workers, legal professionals and support workers
- greater privacy protections - your consent is needed to publish photos or videos of the property if your belongings are visible
- tenancy database listings can't be made if you or your dependent child has evidence of domestic abuse during the tenancy, with power for Fair Trading to order their removal
- additional security protections by being able to change the locks without consent under new reasonable excuses
- Pathways to recover a bond from co-tenants where the tenancy continues

Learn more about the new reforms and how you can get help: [Ending a tenancy because of domestic violence](#)

For licensees, real estate agents and industry

New rental reforms commence on 21 September. You have new obligations when managing a tenanted property. The new laws mean you must:

- Follow new legal requirements when you receive a domestic violence termination notice
- Notify remaining co-tenants individually in writing and using the approved form within 7 days after the termination date in the Domestic Violence Termination Notice (DVTN).
- Keep domestic violence termination notices and supporting evidence confidential
- Follow the new requirements for taking and publishing photos and recordings of tenanted properties
- understand the expanded circumstances in which a tenant can change locks without consent
- apply the new property damage protections for tenants who are not the alleged perpetrator of domestic abuse
- comply with restrictions on listing tenants on a tenancy database if the tenant has evidence of domestic abuse

Landlords, agents and property agents should review procedures, ensure staff understand the changes and use correct forms from commencement.

- The new, and updated forms available for use as of 21 September 2026:
 - Declaration by competent person
 - Residential Tenancy Agreement
 - Tenant Information Standard
 - Landlord Information Statement
 - Schedule 2: Condition Report
 - Domestic Violence Termination Notice (DVTN) by Tenant to Landlord/Agent
 - Request for consent to publish photographs and video recordings
 - Notice to terminate tenancy agreement
 - Notice to remaining co-tenants of a Domestic Violence Termination Notice (DVTN)

New, compulsory continuing professional development (CPD) courses will be available to support agents in the 26/27 CPD year after commencement of laws.

Learn more about the new reforms and your responsibilities: [Ending a tenancy because of domestic violence](#)

Implementation, education and support

NSW Fair Trading is supporting renters, industry, competent persons and service providers to prepare for the reforms commencing on 21 September 2026.

Implementation support includes:

- targeted consultation with industry, advocates, service providers, government agencies, competent-person cohorts and people with lived experience. Consultation was carried out in close partnership with the NSW Women's Safety Commissioner, including co-hosted roundtables.
- three major sector webinars, moving from awareness in November 2025 to practical readiness in June 2026 and a scheduled implementation webinar in October 2026 (more details available shortly)
- a stakeholder briefing ahead of commencement in September 2026
- compulsory CPD for residential property managers
- guidance and video resources for competent persons
- specialist training being developed for community housing providers, competent persons and other service-sector audiences
- five new webpages, updates to 15 existing webpages and nine new or updated forms
- social media campaign
- news articles in Fair Trading's Property Matters newsletter
- internal and frontline readiness, including referral pathways, operational guidance, complaints processes and compliance and enforcement arrangements.

Links and resources

New webpages:

- [Receiving a Domestic Violence Termination Notice: Guide for landlords and agents](#)
- [Advertising rental properties in circumstances of domestic violence and abuse](#)
- [How agencies authorise prescribed employees to make competent person declarations](#)
- [Understanding domestic abuse in rental situations](#)
- [Installing security cameras at your rental home in circumstances of domestic violence and abuse](#)

Forms that can be used before commencement:

- [Consent to publish photos and visual recordings](#)
- [Domestic Violence Termination Notice \(DVTN\) - leaving tenant to landlord](#)
- [Notice to terminate by tenant](#)

Forms that can only be used upon commencement:

- Schedule 1 - Standard Residential Tenancy Agreement
- Schedule 2 - Residential Tenancy Condition Report
- Landlord notice to remaining co-tenants of a Domestic Violence Termination Notice (DVTN)
- Schedule 3 - Declaration by Competent Person
- Tenant information statement
- Landlord information statement

Competent person information and explainer video

- Webpage: <https://www.nsw.gov.au/housing-and-construction/rules/how-agencies-authorise-prescribed-employees>

Recorded webinar

- Industry webinar, 26 June 2026
[Link to recording](#)

NSW Fair Trading Website

- Rental Reforms webpage: <https://www.nsw.gov.au/departments-and-agencies/fair-trading/news/changes-to-rental-laws>
- [Tenant protections for domestic violence and abuse in a rental property](#)
- [Advertising rental properties in circumstances of domestic violence and abuse](#)
- [Ending a tenancy because of domestic violence](#)
- [Resolving residential disputes](#)
- [Tenancy databases](#)

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