# Detailed Reference Guide 12: Changes to rent increases

These reforms start on 29 March 2021, other than annualised rent increases for private renters which has already started.

## New requirements

### Rent to be increased no more than once per 12 months

The rental provider must not increase the rent payable under the rental agreement at intervals of less than 12 months. This reform is in effect for rental agreements that started after 19 June 2019.

From 29 March 2021, this change will also apply to rent increases in rooming houses and caravan parks, and in residential park site agreements.

### Rent increases during a fixed term rental agreement

The rent cannot be increased during a fixed term rental agreement unless:

* the rental agreement states that the rent may be increased during the fixed term by a specified amount, and the rent increase is not more than that amount, or
* the rental agreement specifies the method that will be used to calculate the rent increase during the fixed term, and the rent increase is not more than the amount calculated using that method.

### Notice of rent increase

The rental provider must give the renter at least 60 days’ notice of a proposed rent increase. The notice must be provided in the prescribed form.

The notice of a proposed rent increase must include:

* the amount of the rent increase,
* the method by which the rent increase was calculated, and
* a statement informing the renter of their right to apply, within 30 days, to the Director of Consumer Affairs Victoria to investigate and report on the proposed rent.

## Previous requirements

Previously, the rental provider was able to increase the rent payable at intervals of six months.

The amount or method of calculating the rent increase was not required to be included in the rental agreement, only a term allowing for the rent to be increased during a fixed term was required.

## Requiring further specification

The notice of rent increase form to be prescribed.

## Relevant legislation in the *Residential Tenancies Act 1997*

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| 44 | Rent increases (rented premises) |
| 101(5A) | How much notice of rent increase is required? (rooming houses) |
| 152(5A) & (5B) | How much notice is required of rent or hiring charge increase? (caravan parks) |
| 206SA(2) | Rent increases in site agreements |

Note: This was Reform 23 in the Fairer Safer Housing review.