# Detailed Reference Guide 13: Fixed price advertisements and offers, and ban on inviting rental bids

This reform starts on 29 March 2021.

### New requirements

A rental provider or that person’s agent must not advertise or otherwise offer premises unless the rent under the residential rental agreement is advertised or offered as a fixed amount. Properties cannot be advertised or offered for rent within a price range, or with ‘price plus’ advertising.

The rental provider or their agent may however place a sign at or near the premises for rent, that advertises the property for rent without stating an amount of rent for the premises.

Rental providers and agents are prohibited from soliciting or inviting offers of rent higher than the advertised price. However, if a prospective renter makes an unprompted offer of rent higher than the advertised price, the rental provider is allowed to accept the offer.

## Previous requirement

Previously, the *Residential Tenancies Act 1997* did not prohibit rent range or ‘price plus’ advertising, and did not regulate rental bidding.

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

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| 30F | Rented premises must be offered for rent at a fixed amount |

Note: This was Reform 22 in the Fairer Safer Housing review.