# Detailed Reference Guide 28: Where and how is rent to be paid

This reform starts on 29 March 2021.

## New requirements

The rent payable under a rental agreement is payable in the manner specified (if any) in the agreement, subject to the following requirements:

* the rental provider must provide at least one reasonably available fee-free method for paying rent (not including any bank fees or account fees payable on the renter’s bank account)
* without limiting how rent is paid, the rental provider must permit the renter to pay rent using the Commonwealth’s ‘Centrepay’ bill paying service, or any other prescribed payment method
* the rental provider must not require the renter to pay the rent by a cheque (or any other type of negotiable instrument) that is post-dated.

The manner for paying rent under the rental agreement may be changed by agreement between the rental provider and the renter.

Before the renter agrees to pay the rent using a particular method, the rental provider must give the renter information about any costs that the renter may incur by using that method. These may include third party transaction fees, dishonour fees or electronic payment facility fees.

A person cannot demand or receive from a renter a charge for:

* the first issue of a rent payment card, or
* the establishment or use of direct debit facilities or any other electronic payment facility for the payment of rent.

These changes also apply to rooming houses, caravan parks and residential parks.

## Previous requirements

Previously, the rent payable under a rental agreement was payable in the manner specified in the agreement and it was not subject to any other requirements.

## Requiring further specification

Other/additional payment methods may be prescribed within forthcoming Regulations.

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

|  |  |
| --- | --- |
| 42 | Where and how is rent to be paid? (rented premises) |
| 51 | Certain charges prohibited |
| 99A | Rent payment (rooming houses) |
| 150A | Payment of rent or hiring charge (caravan parks) |
| 206TA | Rent payment (residential parks) |

Note: This was Reform 25 and 26 in the Fairer Safer Housing review.