



Queensland

Body Corporate and Community Management (Body Corporate Certificate Fees) and Other Legislation Amendment Regulation 2025

Subordinate Legislation 2025 No. 50

made under the

Body Corporate and Community Management Act 1997
Building Units and Group Titles Act 1980

Contents

		Page
Part 1	Preliminary	
1	Short title	4
2	Commencement	4
Part 2	Amendment of Body Corporate and Community Management (Accommodation Module) Regulation 2020	
3	Regulation amended	4
4	Amendment of s 222 (Fee for information given to interested persons—Act, s 205 [SM, s 233])	4
5	Amendment of s 222B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B])	5
Part 3	Amendment of Body Corporate and Community Management (Body Corporate Certificates) and Other Legislation Amendment Regulation 2024	
6	Regulation amended	6
7	Omission of s 4 (Amendment of s 222 (Fee for information given to interested persons—Act, s 205 [SM, s 233]))	6
8	Omission of s 6 (Amendment of s 222B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B]))	6

Contents

9	Omission of s 8 (Amendment of s 179 (Fee for information given to interested persons—Act, s 205 [SM, s 233]))	7
10	Omission of s 10 (Amendment of s 179B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B]))	7
11	Omission of s 12 (Amendment of s 148 (Fee for information given to interested persons—Act, s 205 [SM, s 233]))	7
12	Omission of s 14 (Amendment of s 148B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B]))	8
13	Omission of s 16 (Amendment of s 73 (Fee for information given to interested persons—Act, s 205))	8
14	Omission of s 20 (Amendment of s 233 (Fee for information given to interested persons—Act, s 205))	8
15	Omission of s 22 (Amendment of s 233B (Fee for information given to interested person (layered arrangement)—Act s 205AAB))	8
16	Omission of s 25 (Amendment of sch 3 (Fees))	9
Part 4	Amendment of Body Corporate and Community Management (Commercial Module) Regulation 2020	
17	Regulation amended	9
18	Amendment of s 179 (Fee for information given to interested persons—Act, s 205 [SM, s 233])	9
19	Amendment of s 179B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B])	10
Part 5	Amendment of Body Corporate and Community Management (Small Schemes Module) Regulation 2020	
20	Regulation amended	11
21	Amendment of s 148 (Fee for information given to interested persons—Act, s 205 [SM, s 233])	11
22	Amendment of s 148B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B])	12
Part 6	Amendment of Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011	
23	Regulation amended	12
24	Amendment of s 73 (Fee for information given to interested persons—Act, s 205)	12
Part 7	Amendment of Body Corporate and Community Management (Standard Module) Regulation 2020	
25	Regulation amended	14
26	Amendment of s 233 (Fee for information given to interested persons—Act, s 205)	14

27	Amendment of s 233B (Fee for information given to interested person (layered arrangement)—Act, s 205AAB)	15
Part 8	Amendment of Building Units and Group Titles Regulation 2008	
28	Regulation amended	15
29	Insertion of new s 16A	15
	16A Priority requests for body corporate certificates	15
30	Amendment of sch 3 (Fees)	16

Part 1 Preliminary

1 Short title

This regulation may be cited as the *Body Corporate and Community Management (Body Corporate Certificate Fees) and Other Legislation Amendment Regulation 2025*.

2 Commencement

Parts 2 and 4 to 8 commence on 1 August 2025.

Part 2 Amendment of Body Corporate and Community Management (Accommodation Module) Regulation 2020

3 Regulation amended

This part amends the *Body Corporate and Community Management (Accommodation Module) Regulation 2020*.

4 Amendment of s 222 (Fee for information given to interested persons—Act, s 205 [SM, s 233])

(1) Section 222(2) and (3)—

omit, insert—

(2) For section 205(5) of the Act, the fee prescribed is—

(a) if the person requesting the body corporate certificate for the lot has requested, and been given, a body corporate certificate for the same lot within the previous 3 months—65.24 fee units; or

(b) otherwise—76.75 fee units.

- (3) A request for a body corporate certificate under section 205(4) of the Act may include a request for the certificate to be given within 24 hours.
- (3A) A request for a body corporate certificate that includes a request made under subsection (3) must be accompanied by a priority fee of 27.35 fee units.
- (3B) The priority fee payable under subsection (4)—
 - (a) is in addition to the fee payable under subsection (2); and
 - (b) must be refunded if the requested body corporate certificate is not given within 24 hours.
- (2) Section 222(4), ‘Subsection (5)’—
omit, insert—
Subsection (7)
- (3) Section 222(3A) to (5)—
renumber as section 222(4) to (7).

5 Amendment of s 222B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B])

- Section 222B(2), ‘Section 222(5)’—
omit, insert—
Section 222(7)

Part 3

Amendment of Body Corporate and Community Management (Body Corporate Certificates) and Other Legislation Amendment Regulation 2024

6 Regulation amended

This part amends the *Body Corporate and Community Management (Body Corporate Certificates) and Other Legislation Amendment Regulation 2024*.

7 Omission of s 4 (Amendment of s 222 (Fee for information given to interested persons—Act, s 205 [SM, s 233]))

Section 4—

omit.

Editor's note—

Legislation ultimately amended—

- *Body Corporate and Community Management (Accommodation Module) Regulation 2020*

8 Omission of s 6 (Amendment of s 222B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B]))

Section 6—

omit.

Editor's note—

Legislation ultimately amended—

- *Body Corporate and Community Management (Accommodation Module) Regulation 2020*

- 9 Omission of s 8 (Amendment of s 179 (Fee for information given to interested persons—Act, s 205 [SM, s 233]))**
- Section 8—
omit.
Editor’s note—
Legislation ultimately amended—
- *Body Corporate and Community Management (Commercial Module) Regulation 2020*
- 10 Omission of s 10 (Amendment of s 179B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B]))**
- Section 10—
omit.
Editor’s note—
Legislation ultimately amended—
- *Body Corporate and Community Management (Commercial Module) Regulation 2020*
- 11 Omission of s 12 (Amendment of s 148 (Fee for information given to interested persons—Act, s 205 [SM, s 233]))**
- Section 12—
omit.
Editor’s note—
Legislation ultimately amended—
- *Body Corporate and Community Management (Small Schemes Module) Regulation 2020*

12 Omission of s 14 (Amendment of s 148B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B]))

Section 14—

omit.

Editor's note—

Legislation ultimately amended—

- *Body Corporate and Community Management (Small Schemes Module) Regulation 2020*

13 Omission of s 16 (Amendment of s 73 (Fee for information given to interested persons—Act, s 205))

Section 16—

omit.

Editor's note—

Legislation ultimately amended—

- *Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011*

14 Omission of s 20 (Amendment of s 233 (Fee for information given to interested persons—Act, s 205))

Section 20—

omit.

Editor's note—

Legislation ultimately amended—

- *Body Corporate and Community Management (Standard Module) Regulation 2020*

15 Omission of s 22 (Amendment of s 233B (Fee for information given to interested person (layered arrangement)—Act s 205AAB))

Section 22—

omit.

Editor's note—

Legislation ultimately amended—

- *Body Corporate and Community Management (Standard Module) Regulation 2020*

16 Omission of s 25 (Amendment of sch 3 (Fees))

Section 25—

omit.

Editor's note—

Legislation ultimately amended—

- *Building Units and Group Titles Regulation 2008*

Part 4 **Amendment of Body Corporate and Community Management (Commercial Module) Regulation 2020**

17 Regulation amended

This part amends the *Body Corporate and Community Management (Commercial Module) Regulation 2020*.

18 Amendment of s 179 (Fee for information given to interested persons—Act, s 205 [SM, s 233])

(1) Section 179(2) and (3)—

omit, insert—

(2) For section 205(5) of the Act, the fee prescribed is—

(a) if the person requesting the body corporate certificate for the lot has requested, and been given, a body corporate certificate for the

same lot within the previous 3 months—65.24 fee units; or

(b) otherwise—76.75 fee units.

(3) A request for a body corporate certificate under section 205(4) of the Act may include a request for the certificate to be given within 24 hours.

(3A) A request for a body corporate certificate that includes a request made under subsection (3) must be accompanied by a priority fee of 27.35 fee units.

(3B) The priority fee payable under subsection (4)—

(a) is in addition to the fee payable under subsection (2); and

(b) must be refunded if the requested body corporate certificate is not given within 24 hours.

(2) Section 179(4), ‘Subsection (5)’—

omit, insert—

Subsection (7)

(3) Section 179(3A) to (5)—

renumber as section 179(4) to (7).

19 Amendment of s 179B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B])

Section 179B(2), ‘Section 179(5)’—

omit, insert—

Section 179(7)

Part 5 **Amendment of Body Corporate and Community Management (Small Schemes Module) Regulation 2020**

20 Regulation amended

This part amends the *Body Corporate and Community Management (Small Schemes Module) Regulation 2020*.

21 **Amendment of s 148 (Fee for information given to interested persons—Act, s 205 [SM, s 233])**

(1) Section 148(2) and (3)—

omit, insert—

(2) For section 205(5) of the Act, the fee prescribed is—

(a) if the person requesting the body corporate certificate for the lot has requested, and been given, a body corporate certificate for the same lot within the previous 3 months—65.24 fee units; or

(b) otherwise—76.75 fee units.

(3) A request for a body corporate certificate under section 205(4) of the Act may include a request for the certificate to be given within 24 hours.

(3A) A request for a body corporate certificate that includes a request made under subsection (3) must be accompanied by a priority fee of 27.35 fee units.

(3B) The priority fee payable under subsection (4)—

(a) is in addition to the fee payable under subsection (2); and

(b) must be refunded if the requested body corporate certificate is not given within 24 hours.

(2) Section 148(4), ‘Subsection (5)’—

omit, insert—

Subsection (7)

(3) Section 148(3A) to (5)—

renumber as section 148(4) to (7).

22 Amendment of s 148B (Fee for information given to interested person (layered arrangement)—Act s 205AAB [SM, s 233B])

Section 148B(2), ‘Section 148(5)’—

omit, insert—

Section 148(7)

Part 6 Amendment of Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011

23 Regulation amended

This part amends the *Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011*.

24 Amendment of s 73 (Fee for information given to interested persons—Act, s 205)

(1) Section 73(2) and (3)—

omit, insert—

- (2) For section 205(5) of the Act, the fee prescribed is—
 - (a) if the person requesting the body corporate certificate for the lot has requested, and been given, a body corporate certificate for the same lot within the previous 3 months—65.24 fee units; or
 - (b) otherwise—76.75 fee units.
- (3) A request for a body corporate certificate under section 205(4) of the Act may include a request for the certificate to be given within 24 hours.
- (3A) A request for a body corporate certificate that includes a request made under subsection (3) must be accompanied by a priority fee of 27.35 fee units.
- (3B) The priority fee payable under subsection (4)—
 - (a) is in addition to the fee payable under subsection (2); and
 - (b) must be refunded if the requested body corporate certificate is not given within 24 hours.
- (2) Section 73(4), ‘Subsection (5)’—
omit, insert—
Subsection (7)
- (3) Section 73(3A) to (5)—
renumber as section 73(4) to (7).

Part 7 **Amendment of Body Corporate and Community Management (Standard Module) Regulation 2020**

25 **Regulation amended**

This part amends the *Body Corporate and Community Management (Standard Module) Regulation 2020*.

26 **Amendment of s 233 (Fee for information given to interested persons—Act, s 205)**

(1) Section 233(2) and (3)—

omit, insert—

(2) For section 205(5) of the Act, the fee prescribed is—

(a) if the person requesting the body corporate certificate for the lot has requested, and been given, a body corporate certificate for the same lot within the previous 3 months—65.24 fee units; or

(b) otherwise—76.75 fee units.

(3) A request for a body corporate certificate under section 205(4) of the Act may include a request for the certificate to be given within 24 hours.

(3A) A request for a body corporate certificate that includes a request made under subsection (3) must be accompanied by a priority fee of 27.35 fee units.

(3B) The priority fee payable under subsection (4)—

(a) is in addition to the fee payable under subsection (2); and

(b) must be refunded if the requested body corporate certificate is not given within 24 hours.

(2) Section 233(4), ‘Subsection (5)’—

omit, insert—

Subsection (7)

(3) Section 233(3A) to (5)—

renumber as section 233(4) to (7).

27 Amendment of s 233B (Fee for information given to interested person (layered arrangement)—Act, s 205AAB)

Section 233B(2), ‘Section 233(5)’—

omit, insert—

Section 233(7)

Part 8 Amendment of Building Units and Group Titles Regulation 2008

28 Regulation amended

This part amends the *Building Units and Group Titles Regulation 2008*.

29 Insertion of new s 16A

After section 16—

insert—

16A Priority requests for body corporate certificates

(1) A request for a body corporate certificate under section 40AA(1) of the Act may include a request

for the certificate to be given within 24 hours.

- (2) A request for a body corporate certificate that includes a request made under subsection (1) must be accompanied by the priority fee prescribed in schedule 3, part 2.
- (3) The priority fee payable under subsection (2) must be refunded if the requested body corporate certificate is not given within 24 hours.

30 Amendment of sch 3 (Fees)

- (1) Schedule 3, items 8 and 9—

omit.

- (2) Schedule 3—

insert—

11 Giving a body corporate certificate for a lot under section 40AA(3) of the Act (Act, s 40AA(2))—

- (a) if the person requesting the certificate for the lot has requested, and been given, a body corporate certificate for the same lot within the previous 3 months

65.24

- (b) otherwise

76.75

12 Priority fee for a request under section 16A

27.35 (in addition to any other fee)

- (3) Schedule 3, items 10 to 12—

renumber as schedule 3, items 8 to 10.

ENDNOTES

- 1 Made by the Governor in Council on 19 June 2025.
- 2 Notified on the Queensland legislation website on 20 June 2025.
- 3 The administering agency is the Department of Justice.

© State of Queensland 2025