



Queensland

# Residential Tenancies and Rooming Accommodation Amendment Regulation 2026

## Subordinate Legislation 2026 No. 99

made under the

*Residential Tenancies and Rooming Accommodation Act 2008*

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[s 1]

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**1 Short title**

This regulation may be cited as the *Residential Tenancies and Rooming Accommodation Amendment Regulation 2026*.

**2 Regulation amended**

This regulation amends the *Residential Tenancies and Rooming Accommodation Regulation 2025*.

**3 Amendment of s 4 (Information for required application form—Act, s 57B)**

(1) Section 4(1)—

*insert—*

- (h) if the prospective tenant is eligible to receive support for specialist disability accommodation under the NDIS—details about the SDA building type and SDA design category determined under the NDIS to be appropriate to support the prospective tenant.

(2) Section 4—

*insert—*

(1A) Subsection (1)(h) applies only to the extent—

- (a) the lessor is a specialist disability accommodation provider; and
- (b) the premises are proposed to comprise specialist disability accommodation provided to the prospective tenant under the NDIS.

(3) Section 4(1A) and (2)—

*renumber* as section 4(2) and (3).

**4 Insertion of new s 4A**

After section 4—

*insert—*

#### **4A Prescribed relevant lessor—Act, s 57B**

For section 57B(7) of the Act, definition *relevant lessor*, paragraph (f), a lessor of premises is prescribed to be a relevant lessor if—

- (a) the lessor receives funding under the *Housing Australia Act 2018* (Cwlth) or the *Housing Australia Future Fund Act 2023* (Cwlth) for providing social housing or affordable housing at the premises; or
- (b) the lessor is registered under the *Australian Charities and Not-for-profits Commission Act 2012* (Cwlth) and the premises are used to provide housing services to persons who are serving, or have served, for the Australian Defence Force.

### **5 Amendment of s 6 (Information for required application form—Act, s 76C)**

- (1) Section 6(1)—

*insert—*

- (g) if the prospective resident is eligible to receive support for specialist disability accommodation under the NDIS—details about the SDA building type and SDA design category determined under the NDIS to be appropriate to support the prospective resident.

- (2) Section 6—

*insert—*

- (1A) Subsection (1)(g) applies only to the extent—

- (a) the provider is a specialist disability accommodation provider; and
- (b) the premises are proposed to comprise specialist disability accommodation

[s 6]

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provided to the prospective resident under the NDIS.

- (3) Section 6(1A) and (2)—  
*renumber* as section 6(2) and (3).

## 6 Insertion of new pt 4A

After part 4—

*insert—*

### **Part 4A                      Rent**

#### **18A Prescribed exempt lessor—Act, s 82A**

For section 82A(f) of the Act, a lessor of premises is prescribed to be an exempt lessor if—

- (a) either—
- (i) the lessor receives funding for providing social housing or affordable housing at the premises under the *Housing Australia Act 2018* (Cwlth) or the *Housing Australia Future Fund Act 2023* (Cwlth); or
  - (ii) the lessor is a specialist disability accommodation provider; and
- (b) the amount of rent payable for the premises is determined by household income.

#### **18B Prescribed exempt provider—Act, s 97A**

For section 97A(d) of the Act, a provider of rooming accommodation is prescribed to be an exempt provider if—

- (a) either—
- (i) the provider receives funding for providing social housing or affordable

housing at the rooming accommodation under the *Housing Australia Act 2018* (Cwlth) or the *Housing Australia Future Fund Act 2023* (Cwlth); or

- (ii) the provider is a specialist disability accommodation provider; and
- (b) the amount of rent payable for the rooming accommodation is determined by household income.

## 7 Amendment of sch 8 (Dictionary)

Schedule 8—

*insert—*

**NDIS** means the National Disability Insurance Scheme under the *National Disability Insurance Scheme Act 2013* (Cwlth).

**SDA building type** see the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* (Cwlth), section 5.

**SDA design category** see the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* (Cwlth), section 5.

**specialist disability accommodation** see the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* (Cwlth), section 5.

**specialist disability accommodation provider** means an SDA provider within the meaning of the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* (Cwlth), section 5.

ENDNOTES

- 1 Made by the Governor in Council on 9 July 2026.
- 2 Notified on the Queensland legislation website on 10 July 2026.
- 3 The administering agency is the Department of Housing and Public Works.

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