



TASMANIA

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**RESIDENTIAL TENANCY AMENDMENT  
(MINIMUM WINDOW COVERINGS FOR SOCIAL  
HOUSING PROPERTIES) ACT 2023**

**No. 26 of 2023**

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**RESIDENTIAL TENANCY AMENDMENT  
(MINIMUM WINDOW COVERINGS FOR SOCIAL  
HOUSING PROPERTIES) ACT 2023**

**No. 26 of 2023**

**An Act to amend the *Residential Tenancy Act 1997* for the purposes of requiring social housing properties to be furnished with minimum window coverings at the commencement of a new tenancy agreement**

**[Royal Assent 7 November 2023]**

Be it enacted by His Excellency the Lieutenant-Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

**1. Short title**

This Act may be cited as the *Residential Tenancy Amendment (Minimum Window Coverings for Social Housing Properties) Act 2023*.

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for Social Housing Properties) Act 2023*  
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**2. Commencement**

This Act commences 6 months after the day on  
which this Act receives the Royal Assent.

**3. Principal Act**

In this Act, the *Residential Tenancy Act 1997*\* is  
referred to as the Principal Act.

**4. Section 36N amended (Window covering for  
privacy)**

Section 36N of the Principal Act is amended as  
follows:

- (a) by omitting from subsection (1) “An owner” and substituting “An owner who is not a social housing provider”;
- (b) by omitting subsection (2);
- (c) by inserting the following subsections after subsection (1):
  - (2) A social housing provider must not enter into a new residential tenancy agreement relating to a premises unless curtains or blinds cover each window in any room, in the premises, that the social housing provider knows is likely

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\*No. 82 of 1997

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to be used as a bedroom or a  
living area.

Penalty: Fine not exceeding 50  
penalty units.

- (3) Subsection (2) does not apply to a social housing provider, in respect of premises, if –
- (a) at the time the social housing provider enters into a new residential tenancy agreement in relation to the premises, the social housing provider agrees to furnish the premises with such window coverings at the provider's own expense; and
  - (b) such window coverings are provided, and installed, as soon as practicable, but not later than 30 days, after the social housing provider enters into the agreement.
- (4) For the avoidance of doubt, a reference in subsection (2) or (3) to a new residential tenancy agreement does not include the

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extension or renewal of a  
residential tenancy agreement.

**5. Repeal of Act**

This Act is repealed on the first anniversary of  
the day on which this Act commences.

*[Second reading presentation speech made in:—  
House of Assembly on 6 September 2023  
Legislative Council on 28 September 2023]*