

# March Newsletter 2026

## Five changes landlords may have missed but can't ignore

Even an experienced landlord can miss legislative changes that may impact how their investment property is leased. Rental laws and regulation are state-based, and while often similar they are not always the same. Cathie Crampton, LJ Hooker's Head of Property Management Australia and New Zealand, said this can be tricky if a portfolio is spread across a variety of locations. Or if you are returning after an extended break. "This also reinforces an advantage of using a quality property manager who can alert you to any compliance requirements or necessary updates," she said. "Staying informed helps landlords avoid unnecessary risks for tenants and ensures their investment remains protected."

### 1. Landlords can no longer end a lease without a lawful reason anymore

In most Australian states, landlords can no longer legally end a tenancy without a valid reason such as breach of contract, sale with vacant possession, major renovations or if the owner wants to occupy the property. Only Western Australia, Tasmania and the Northern Territory still allow 'no-grounds' terminations, however, a notice period must be given. In WA, this is 60 days for periodic leases and 30 days for fixed terms; in NT, a tenant must be given 42 days' notice.

### 2. Landlords must offer at least one fee-free rent payment method

Some rental payment platforms add a small charge for

automatic or scheduled payments. A method to pay rent without a fee is now required by many Australian states. In NSW, tenants are allowed to pay rent for free via approved electronic bank transfers such as EFT, direct debit, BPAY or Centrepay. A landlord cannot require a specific service or app unless both parties are agreeable.

### 3. Any rental increases are strictly limited and require notice

Most states and territories limit rental increases to once every 12 months including New South Wales, Queensland, Victoria, Tasmania, South Australia and the Australian Capital Territory. Rent increases are permitted every six months in Western Australia and the Northern Territory, provided notice requirement and lease conditions are met. Your LJ Hooker property manager can provide a rental appraisal if you are unsure whether if the rent you are charging is in line with the current market.

### 4. Disclosing any 'material facts' about a property to prospective tenants

Tenants must be given important information about a rental property's history and condition, including impacts from natural events such as flooding or bushfires, or any strata issues. In NSW, this also includes any loose-fill asbestos, prohibited drug manufacture, or violent crime. Specific disclosure rules applies in each state and territory.

### 5. Pet-friendly rentals are now favoured

Rental laws have shifted making it easier for tenants to have pets. Rules and processes vary by state, however in most instances consent cannot be unreasonably withheld. In WA, an additional pet bond is allowed, check your local guidelines for more information.



It's the difference between  
managing a property and  
growing your investment.

[Book your appraisal today.](#)

# Understanding land tax and when to expect your assessment

It is one of the least exciting parts of owning an investment property, but it is important for landlords to understand their obligations when it comes to land tax. The amount you pay – and whether you pay it at all – is not always straight forward and can depend on where the property is located and if it meets specific criteria. Unlike stamp duty, this is an annual charge that must be paid each year.

Specific threshold for land tax is set by each state and territory, so there is a chance that you may even qualify for an exemption.

The Valuer General usually calculates the amount due based on the land only, without any buildings or structures. Typically, land tax is calculated on the aggregated value of all the land you own within that state or territory.

The good news is that it is not payable on your principal place of residence, however, is likely to be payable on a holiday home. Some build-to-rent properties may also be exempt.

Knowing when land tax is calculated and when to expect your bill to arrive allows for better planning and can avoid unnecessary stress and penalties.

Always check your assessment to ensure you know exactly when payment is due. If you do not have the funds, a payment plan option may be available.

If you believe the amount should be amended due to a change in circumstances, such as adding or removing a property from your portfolio, then it is crucial to contact your office of State Revenue as soon as possible.

Let's take a look at the current land tax details for 2025-2026, however, these may be subject to change.

## New South Wales

Tax date: Midnight of 31 December

Assessment notices issued: From January each year

Threshold: Payable from \$1,075,000 and a premium threshold of \$6,751,000.

## Victoria

Tax date: Midnight of 31 December

Assessment notices issued: January to June

Threshold: Land tax surcharge is applied to landholdings from \$50,000 (for non-trustees) or \$25,000 (for trusts) and upward.

## Queensland

Tax date: Midnight 30 June

Assessment notices issued: Typically, August to October

Threshold: Different ownership types have different thresholds – \$600,000 for individuals and \$350,000 for companies, trusts and absentee owners.

## Western Australia

Tax date: Midnight 30 June

Assessment notices issued: September to January

Threshold: Payable once the aggregated value is more than \$300,000

## South Australia

Tax date: Midnight 30 June

Assessments notices issued: From October

Threshold: Payable from \$833,000.

## Tasmania

Tax date: July 1

Assessment notices issued: From July

Threshold: Payable when the combined assessed land value is \$125,000 or more.

## Australian Capital Territory

Tax date: Midnight of 31 December

Assessment notices issued: January to June

Threshold: Land tax surcharge is applied to landholdings from \$50,000 (for non-trustees) or \$25,000 (for trusts) and upward.

## Northern Territory

No land tax imposed.

## Need extra space?

As a landlord, you can easily prepare for new tenants or manage excess items with TAXIBOX. Through our partner program, you'll have access to a simple, stress-free storage and moving solution delivered directly to your property. Whether you're storing furniture, decluttering for renovations, or in-between tenants, TAXIBOX removes the hassle—no removalists, trucks, or trips to storage facilities required.



[Learn more](#)

Disclaimer. This newsletter does not necessarily reflect the opinion of the publisher. It is intended to provide general news and information only. While every care has been taken to ensure the accuracy of the information it contains, neither the publishers, authors nor their employees, can be held liable for inaccuracies, errors or omission. Copyright is reserved throughout. No part of this publication can be reproduced or reprinted without the express permission of the publisher. All information is current as at publication release and the publishers take no responsibility for any factors that may change thereafter. Readers are advised to contact their financial adviser, broker or accountant before making any investment decisions and should not rely on this newsletter as a substitute for professional advice. © LJ Hooker Corporation Limited.

\*T&Cs Apply