

## **SFF Tasmania – Response to Residential Tenancy Law Reform Questions**

The **Shooters, Fishers and Farmers Party of Tasmania** is calling for **common-sense action on housing**. While the major parties squabble over billion-dollar vanity projects like the Macquarie Point stadium, everyday Tasmanians are being priced out of their homes. We're offering **two practical, people-focused solutions** to Tasmania's housing crisis:

1. **Real tenancy reform** to give renters more security without punishing property owners; and
2. **Construction of public housing for older Tasmanians**, especially single women over 55—now the fastest-growing group at risk of homelessness.

## **FIXING THE RENTAL SYSTEM**

Tasmania's private rental market is in disarray. Families face skyrocketing rents and insecure lease terms, while mum-and-dad landlords are being driven out by overregulation and investor-driven speculation.

SFF proposes a **residential lease model** based on common commercial principles:

- An initial **12-month lease**, with an **automatic 2-year extension** unless there are significant breaches.
- **Rent increases tied to CPI and capped at 5% annually.**
- **Incentives for long-term leases**, including land tax discounts for compliant landlords.

This approach brings **stability, predictability, and fairness** to both tenants and landlords.

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## **OUR RESPONSES TO KEY TENANCY REFORM QUESTIONS**

### **1. Will you commit to repealing no reason end-of-lease evictions?**

Yes – with safeguards. We support removing *no-reason* evictions after an initial lease term. Our proposed model ensures tenants can stay long term unless they breach terms, while still allowing landlords to manage their property fairly.

### **2. Will you introduce rent control measures?**

No to rigid rent control. Yes to **index-linked increases**. We propose tying rent increases to the **Consumer Price Index (CPI), capped at 5% per annum**, balancing tenant affordability with landlord certainty.

### **3. Will you limit break lease fees?**

Yes. We support **reasonable, capped break lease fees** based on genuine loss and the time needed to re-let the property.

### **4. Will you support standard residential lease agreements and a standard application form?**

Yes. We support **standardised lease documentation** to simplify and clarify tenancy arrangements across Tasmania.

### **5. Do you support allowing pets in rentals unless there is a good reason for exclusion?**

Yes. **Responsible pet ownership** should be allowed as a default, with landlords able to object only on reasonable grounds (e.g. insurance, property features).

We also believe a **pet bond** should be permitted—providing landlords with peace of mind while encouraging responsible tenant behaviour. This is a practical, fair way to increase access to pet-friendly housing without shifting risk entirely to owners.

### **6. Will you strengthen minimum standards and energy efficiency?**

Yes—in a **targeted, realistic** way. We support improving housing quality, particularly for

vulnerable groups, but oppose excessive compliance costs being dumped on smaller landlords without support. We back **incentives, not penalties**.

**7. Do you support allowing minor modifications to be made?**

Yes. Tenants should be able to make **minor, non-structural modifications**—such as safety aids or picture hooks—provided the property is restored to original condition if required.

**8. Will you support stronger regulation of the short-term accommodation sector?**

Yes. Regulation is needed in pressure zones to prevent long-term rentals being drained into short-stay platforms. However, we **oppose blanket restrictions** that hurt tourism or rural family-run accommodation. Regulation must be **targeted and proportionate**.

**9. Will you support a funding increase of \$300,000 to improve service delivery in Tasmania's North and North-West?**

Yes—unreservedly. Too often, services are centralised in Hobart while regional Tasmanians are left behind. We back **increased tenancy support and housing services** in the North and North-West.

## **PUBLIC HOUSING FOR OVER 55s – A BETTER USE FOR MACQUARIE POINT**

Rather than wasting \$1 billion on a stadium at Macquarie Point, the SFF proposes using that land to build **public housing for Tasmanians over 55**. This is a **socially and economically responsible** use of public land that will:

- Provide safe and connected housing to seniors;
- Reduce pressure on the private rental market;
- Lower public costs in health and homelessness services;
- Honour older Tasmanians with **dignity and stability**.

## **PUTTING TASMANIANS FIRST**

“We want roofs over heads—especially for older Tasmanians who have done the right thing their whole lives and now find themselves with nowhere to go “

The **Shooters, Fishers and Farmers Party of Tasmania** will continue to champion **balanced, practical and people-first housing reforms**. We will never support policies that punish regional Tasmanians, mum-and-dad landlords, or those doing the right thing. It's time to put **people before politics**—and **housing before stadiums**.