

FACT SHEET

Residential Parks Bill 2026

The Residential Parks Bill 2026 (the Bill) fulfils the Government's commitment to draft legislation to regulate long-term residents of caravan and holiday parks.

The rules affecting long-term caravan park residents are complicated, spanning multiple areas, including planning regulations, building codes and other legislation. Several different laws might apply to both park owners and residents, including contract law, the Australian Consumer Law and various codes of practice.

During the 2025 election the Government committed to 'introduce legislation within our first 200 days to provide clear legal rights and protections for long-term caravan park residents, many of whom currently lack basic tenancy protections.'

The Bill establishes a range of rights and obligations on park owners and long term residents in these parks.

The Bill applies to site agreements where the site is, or will be, the resident's principal place of residence and the right to occupy is 90 days or longer.

It will also apply where multiple agreements of shorter than 90 days cumulatively exceed 90 days.

If a resident occupies a site for 90 days or more, the legislation is taken to apply unless proved otherwise.

The legislation will not apply to holiday stays, non-principal residences, normal residential tenancies under the *Residential Tenancy Act 1997*, hotels/motels, education or healthcare accommodation, retirement villages, boarding/lodging, mortgages, certain land sale contracts with temporary occupation rights, or other prescribed agreements.

The entire scheme focuses on long-term site agreements where the resident owns their dwelling. The scheme does not apply to the rental of onsite vans or cabins that are owned by the park operator.

The Bill sets out a range of terms that must be in any residential park agreement so as to ensure a base level of protection to residents.

Agreements must be in writing and the agreement, along with certain other information, including any other charges or obligations under the agreement, must be provided to residents before signing.

The Bill clarifies a range of rights and obligations that rest with residents and park owners.

In relation to residents, these include:

- Keeping the site clean and in reasonable condition
- Standards of behaviour
- Responsibility for guests
- Structures and alterations to structures
- Access and entry
- Care and safety
- Paying rent and allowed charges

- Park rules
- Provision of information
- Serious violence notices
- Sale of structures and transfer of agreements

In relation to park owners, these include

- Obligations in relation to provision of information at the commencement of an agreement
- Capacity to charge rent, bond and other charges
- The ability to make park rules (and obligations in relation to consultation and communication)
- Access and entry
- Obligations regarding repairs
- Rights in relation to a resident's sale of structure and transfer of agreement
- Handling of abandoned properties
- Providing information for the purpose of the Register of residential parks

The Bill provides for an application to be made to the Tasmanian Civil and Administrative Tribunal (TASCAT) by a resident or a park operator in a range of circumstances. This ensures that appropriate dispute resolution can occur where there is conflict on various issues such as breaches of agreement, notices to terminate an agreement, refusal of transfer of agreement, applications in relation to abandoned property, the changing of park rules and the increase of rent.

The Bill provides park operators with the ability to issue a notice to a resident to leave where serious violence has occurred. This can be followed by an application to TASCAT to have the residential park agreement terminated or transferred to another resident of that site not responsible for the violence.

The Bill empowers TASCAT when considering an application for termination or possession by an owner, or an application by a resident following receipt of a notice of termination, to consider whether the park owner was wholly or partly motivated to take the action in retaliation of a complaint or concern raised by the resident.

The Bill provides for the making of transitional regulations. This power has been included so that specific provision can be made for certain identified agreements where there are legacy issues in relation to planning and building approval to be exempt from those requirements for a transitional period of up to 5 years. This will enable the specific issues facing those individuals to be addressed during the initial 5 years of operation of the Act. These transitional regulations can only be made on the advice of the Director of Building Control and/or the department responsible for the administration of the Land Use Planning and Approvals Act 1993 (depending on which Act or Acts the regulations relate to).

The Bill commences on proclamation.