



# Modifications and minimum standards

## Improving accessibility for tenants

You can ask your landlord or agent for permission to make minor alterations or safety modifications to your rented home as long as they don't significantly affect its structure.

A landlord/agent can't unreasonably withhold consent to alterations or additions to the premises that relate to:

- minor alterations or additions
- reasonable changes necessary for disability assistance
- reasonable changes necessary for mobility or access needs relating to age.

Requests to the landlord/agent should detail:

- the nature of the alterations and modifications
- information on how the property can be restored back to its former state at the end of the tenancy.

The landlord's/agent's consent must be given in writing.

### When can a landlord/agent refuse these changes?

A landlord/agent may refuse consent if:

- a valid notice of termination has been given to the tenant (for the imminent change of possession, use or ownership of the premises)
- the alteration or addition would:
  - significantly change the premises

- require modifications to other premises or a part of the premises that the tenant uses in common with the landlord/agent or another tenant
- result in non-compliance with another Act or law
- require work needed to restore the premises to its prior condition which is not reasonably practicable.

## Who pays?

Unless otherwise agreed between the landlord/agent and the tenant:

- the tenant must pay for any alteration or addition to the premises they have made
- at the end of the tenancy, the tenant must return the premises to its former state at their cost.

If a tenant causes damage to the premises by making an alteration or addition to the premises or by removing a fixture, the tenant must notify the landlord/agent.

The landlord/agent can decide if the tenant should repair the damage or compensate the landlord/agent for the reasonable cost of repairing the damage.

## Minimum Standards

Rental premises must comply with [minimum housing standards](#) at the beginning of a tenancy. These standards are set under the *Housing Improvement Act 2016* and the Housing Improvement Regulations 2017.

If they don't, the tenant can request the landlord/agent undertake urgent repairs to meet the standards.

During occupation a tenant may also serve a notice of termination if the premises:

- doesn't comply with the minimum housing standards
- is destroyed totally or to an extent it's unsafe.

## More information

For further details:

- see rights and obligations in the Tenant Information Guide [www.cbs.sa.gov.au/tenantinfo](http://www.cbs.sa.gov.au/tenantinfo)
- visit [www.sa.gov.au/renting](http://www.sa.gov.au/renting) or contact Consumer and Business Services on 131 882 or [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)
- explore minimum housing standards at [www.housingsafetyauthority.sa.gov.au](http://www.housingsafetyauthority.sa.gov.au).

*The information provided in this fact sheet is of a general nature only and should not be regarded as a substitute for legal advice and/or reference to the appropriate residential tenancies legislation.*