



Establish a National Renters Protection Authority	
Party:	Australian Greens
<p>Summary of proposal:</p> <p>The proposal seeks to implement, oversee and enforce national renter's rights. It has 2 components:</p> <p><b>Component 1:</b> Commonwealth grants to states and territories to ensure a rental freeze</p> <ul style="list-style-type: none"><li>• Provide \$2.5 billion a year (indexed to the Consumer Price Index, CPI) in housing grants to the states and territories to implement uniform tenancy standards nationwide, which would include rent freezes, rental cap increases, lease renewal rights and minimum rental standards.</li><li>• This housing grant funding could be spent on building and maintaining public housing, as well as adequately funding tenancy authorities and tribunals to ensure rent caps and standards are enforced.</li></ul> <p><b>Component 2:</b> Enforcement framework</p> <ul style="list-style-type: none"><li>• The Commonwealth will establish a National Renters Protection Authority of 1,000 FTE to implement and oversee nationwide rights and rent controls.</li></ul> <p>The proposal would be ongoing and start on 1 July 2025.</p>	

## Costing overview

The proposal would be expected to decrease the fiscal and underlying cash balances by around \$11.3 billion over the 2025-26 Budget forward estimates period (see Table 1). This impact reflects an increase in administered and departmental expenses.

The proposal would be expected to have an impact beyond the 2025-26 Budget forward estimates period. A breakdown of the financial implications (including separate public debt interest (PDI) tables) over the period to 2035-36 is provided at Attachment A.

The Parliamentary Budget Office (PBO) has not made any assessment as to whether the specified funding would be sufficient to meet the objectives of the proposal.

**Table 1: Establish a National Renters Protection Authority – Financial implications (\$m)<sup>(a)(b)</sup>**

	2025-26	2026-27	2027-28	2028-29	Total to 2028-29
Fiscal balance	-2,745.0	-2,777.0	-2,840.0	-2,903.0	<b>-11,265.0</b>
Underlying cash balance	-2,745.0	-2,777.0	-2,840.0	-2,903.0	<b>-11,265.0</b>

(a) A positive number represents an increase in the relevant budget balance; a negative number represents a decrease.

(b) PDI impacts are not included in the totals.

## Methodology and assumptions

### Component 1: State and territory grants

Administered expenses are as specified in the proposal. It is assumed that the grant funding is passed straight through to the states and territories, consistent with normal arrangements and no significant additional funding would be required to administer this funding.

### Component 2: Enforcement framework

The PBO has assumed that the new entity would be established over 2 years to reach the full staff complement of 1,000 as specified in the proposal. Provision was made for initial set-up costs in the first year of the proposal. Staff costs were calculated using the PBO's departmental cost calculator that takes account of indexation to Wage Cost index 3 (WCI 3), and the application of an efficiency dividend.

Other costs associated with the establishment of a new Authority, such as the appointment of a Commissioner, office spacing and other legal and professional service fees were modelled based on the Australian Human Rights Commission and takes account of indexation to WCI 3.

Financial implications were rounded consistent with the PBO's rounding rules.<sup>1</sup>

## Data sources

Australian Human Rights Commission (2024) [Annual Report 2023-24](#), accessed 15 May 2025.

Commonwealth of Australia (2025) *Pre-election Economic and Fiscal Outlook 2025*, Commonwealth of Australia.

Remuneration Tribunal (2025) [Remuneration Tribunal \(Remuneration and Allowances for Holders of Full-time Public Office\) Determination 2024](#), 15 May 2025.

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<sup>1</sup> <https://www.pbo.gov.au/for-parliamentarians/how-we-analyse/pbo-rounding-rules>

## Attachment A – Establish a National Renters Protection Authority – Financial implications

**Table A1: Establish a National Renters Protection Authority – Fiscal and underlying cash balances (\$m)<sup>(a)</sup>**

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total to 2028-29	Total to 2035-36
<b>Expenses</b>													
<b>Administered</b>													
<i>State and Territory Grants</i>	-2,500.0	-2,570.0	-2,630.0	-2,690.0	-2,760.0	-2,830.0	-2,900.0	-2,970.0	-3,050.0	-3,120.0	-3,200.0	-10,390.0	-31,220.0
<b>Departmental</b>													
<i>National Renters Protection Authority</i>	-245.0	-207.0	-210.0	-213.0	-217.0	-221.0	-226.0	-231.0	-237.0	-243.0	-251.0	-875.0	-2,501.0
<b>Total – expenses</b>	<b>-2,745.0</b>	<b>-2,777.0</b>	<b>-2,840.0</b>	<b>-2,903.0</b>	<b>-2,977.0</b>	<b>-3,051.0</b>	<b>-3,126.0</b>	<b>-3,201.0</b>	<b>-3,287.0</b>	<b>-3,363.0</b>	<b>-3,451.0</b>	<b>-11,265.0</b>	<b>-33,721.0</b>
<b>Total (excluding PDI)</b>	<b>-2,745.0</b>	<b>-2,777.0</b>	<b>-2,840.0</b>	<b>-2,903.0</b>	<b>-2,977.0</b>	<b>-3,051.0</b>	<b>-3,126.0</b>	<b>-3,201.0</b>	<b>-3,287.0</b>	<b>-3,363.0</b>	<b>-3,451.0</b>	<b>-11,265.0</b>	<b>-33,721.0</b>

(a) A positive number for the fiscal balance indicates an increase in revenue or a decrease in expenses or net capital investment in accrual terms. A negative number for the fiscal balance indicates a decrease in revenue or an increase in expenses or net capital investment in accrual terms. A positive number for the underlying cash balance indicates an increase in receipts or a decrease in payments or net capital investment in cash terms. A negative number for the underlying cash balance indicates a decrease in receipts or an increase in payments or net capital investment in cash terms.

**Table A2: Establish a National Renters Protection Authority – Memorandum item: Public Debt Interest (PDI) impacts – Fiscal and underlying cash balances (\$m)<sup>(a)(b)</sup>**

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total to 2028-29	Total to 2035-36
<b>Fiscal balance</b>	-60.0	-190.0	-320.0	-460.0	-610.0	-770.0	-940.0	-1,130.0	-1,330.0	-1,540.0	-1,770.0	-1,030.0	-9,120.0
<b>Underlying cash balance</b>	-50.0	-150.0	-290.0	-420.0	-570.0	-730.0	-900.0	-1,080.0	-1,280.0	-1,490.0	-1,710.0	-910.0	-8,670.0

(a) As this table is presented as a memorandum item, these figures are not reflected in the totals above. This is consistent with the approach taken in the budget where the budget impact of most measures is presented excluding the impact on PDI. If the reader would like a complete picture of the total aggregate, then these figures would need to be added to the figures above. For further information on government borrowing and financing please refer to the PBO's online budget glossary<sup>2</sup>.

(b) A positive number for the fiscal balance indicates an increase in revenue or a decrease in expenses or net capital investment in accrual terms. A negative number for the fiscal balance indicates a decrease in revenue or an increase in expenses or net capital investment in accrual terms. A positive number for the underlying cash balance indicates an increase in receipts or a decrease in payments or net capital investment in cash terms. A negative number for the underlying cash balance indicates a decrease in receipts or an increase in payments or net capital investment in cash terms.

<sup>2</sup> [Online budget glossary – Parliamentary Budget Office \(pbo.gov.au\)](https://pbo.gov.au/online-budget-glossary)