

Renovation By-laws: 2026 Rules and EOFY Cut-off

The April 2026 reforms are now in full swing, property managers are facing a tighter deadline than ever. Landlords are pushing for renovations to maximise their tax position for the new financial year, but the legal 'red tape' has become more complex.

Renovation By-laws in 2026

Under the new 3-month deemed approval rules, mismanaging a renovation request can lead to litigation or unauthorised works that void the landlord's insurance.

The 2026 classification check before a landlord's request for works is approved, ensure they are being advised on the correct legal path. Standard letters of permission are no longer enough for high-risk areas:

- **Minor Renovations such as floorboards, kitchen cabinetry:** These now require a strict 3-month turnaround for approval. A formal record is essential to protect the landlord's asset value.
- **Major Renovations like waterproofing, bathroom re-configurations, structural changes:** These must have a registered common property rights by-law. Without it, the landlord may be personally liable for any future building leaks – even years after they sell the property.

Why generic by-laws are a risk? In the 2026 regulatory environment, NCAT is increasingly strict regarding the 'Initial Maintenance Schedule.' If a renovation by-law isn't drafted specifically for the work, the owners corporation can legally block the landlord from starting, causing expensive

delays and missed tax opportunities.

Does your landlord need a renovation by-law *FAST*?

We specialise in plain English renovation by-laws that clarify exactly who is responsible for what, ensuring compliant by-laws in line with the new 2026 laws.

[NEED A COMPLIANT RENOVATION BY-LAW FAST? CLICK HERE NOW!](#)



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Since 2002 Adrian has specialised almost exclusively in the area of strata law. His knowledge of, and experience in strata law is second to none. He is the youngest person to have been admitted as a Fellow of the ACSL, the peak body for strata lawyers in Australia. [Profile](#) I [Linked](#)

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