

Your Strata Reforms Checklist 2025-2026

The 2025 and 2026 NSW strata law reforms represent the most significant shift in scheme governance in a generation, introducing rigorous new standards for transparency, maintenance liability, and committee accountability.

With many long-standing **by-laws now legally unenforceable** and the limitation period for common property claims extended to six years, 'business as usual' is no longer a viable strategy for strata managers and owners corporations.

At JS Mueller & Co Strata Lawyers, our specialist team excels in translating complex legislative requirements into clear, practical, plain-English guidance for our clients. Whether you require a:

- **Comprehensive Review:** Identify hidden risks in your scheme's governance.
- **Training Session:** Satisfy upcoming legal requirements with tailored sessions.
- **By-law Audit & Rewrites:** Ensure your rules are modern, legally sound, and fully enforceable.

We take the complexity out of the law, ensuring you understand your obligations and can act with confidence. With over 45 years of strata law experience, we provide more than just legal advice – we provide a roadmap to ensure peace of mind, protecting you and your scheme.

[BOOK YOUR REVIEWS, BY-LAW AUDITS AND TRAINING SESSIONS HERE](#)

Checklist: Strata Reforms 2025–2026

Effective Date	Focus Area	Key Change & Rule	Action & Responsibility	By-Law / Governance Action
3 Feb 2025	Management	Insurance Transparency: Managers must provide 3 quotes and disclose all commissions.	Strata Manager: Provide itemised quotes. Committee: Review commissions at AGM.	None. Statutory disclosure duty.
1 Jul 2025	Maintenance	Extended Claims (s106): Owners now have 6 years (up from 2) to sue the OC for failure to repair common property.	Committee: Conduct a 'defects audit.' Ensure all repair requests from the last 6 years are documented and resolved.	Policy: Establish a rigorous digital 'Maintenance Log' to track response times.
1 Jul 2025	Renovations	3-Month Deadline: Minor renovations are 'deemed approved' if not refused in writing.	Strata Manager: Log application dates. Committee: Respond within 3 months with valid reasons.	Review By-law: Adjust renovation by-laws to the 3-month legal limit.

1 Jul 2025	Rentals (STRA)	Approval for Non-Primary Homes: Owners of investment lots must get GM approval before listing.	Lot Owner: Apply for GM approval. Committee: Verify STRA registration numbers.	New By-law: OC can pass a 75% vote to ban non-hosted STRA.
1 Jul 2025	Sustainability	Solar & EV Rights: Cannot ban these for 'aesthetics' (unless heritage building).	Committee: Energy efficiency must be a standing AGM agenda item.	Repeal By-laws: Remove by-laws banning solar/EV based on 'looks.'
27 Oct 2025	Hardship	Mandatory Payment Plans: OCs must offer 12-month plans before debt recovery.	Strata Manager: Include 'Hardship Statement' on all levy notices.	Policy: Update debt recovery rules to allow 12-month plans.
27 Oct 2025	Compliance	Fair Trading Power: Fines/Entry powers for failure to maintain common property.	Building Manager: Must proactively report safety risks/defects to the Committee.	Action: Prioritise Safety & Structural repairs (AFSS, etc.) immediately.

19 Nov 2025	Major Works	Two-Quote Rule: Must have 2+ independent quotes for any work over \$30,000.	Committee: Attach multiple quotes to meeting minutes for large spends.	Meeting Rule: Ensure quorum is met for \$30k+ approvals.
1 Apr 2026	Handover	Certified Maintenance: Developers of new multi-storey buildings must provide a certified Initial Maintenance Schedule (IMS).	Developer: Must engage an independent surveyor to certify the IMS and first-year budget before the first AGM.	None. This is a developer-led compliance requirement.
1 Apr 2026	Capital Works	Standardized 10-Yr Plan: All 10-year plans must use the new mandatory NSW Govt 'standard form.'	OC/Manager: Use the Strata Hub 'Capital Works Fund Planner' to re-format the 10-year plan at the next review.	None. Use the official tool.
Mid – 2026	Governance	Mandatory Training: All committee members must be trained or be removed.	Committee Members: Complete official government modules.	Governance: Maintain a register of member training.



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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](#)

Contact Us

For all strata law advice including by-laws, disputes, building defects and levy collections contact our specialist NSW and Sydney strata lawyers [here](#) or call 02 9562 1266, we're happy to assist.