

Rental Forms by State

Checked against each regulator on 12 October 2026



STATE	LEASE	CONDITION REPORT: RETURN WITHIN	RENTER'S NOTICE (PERIODIC LEASE)	BOND HELD BY
NSW	Standard residential tenancy agreement	Residential tenancy condition report: 7 days	Written notice (NSW template): 21 days	NSW Fair Trading (Rental Bonds Online)
VIC	Form 1 Residential rental agreement (Form 2 over 5 years)	CAV condition report: 5 business days	Notice of intention to vacate, in writing: 28 days	RTBA
QLD	Form 18a General tenancy agreement	Form 1a Entry condition report: 7 days	Form 13 Notice of intention to leave: 14 days	RTA (Form 2)
WA	Form 1AA Residential tenancy agreement	Form 1 Property condition report: 7 days	Form 22 or a letter: 21 days	Bonds Administration (BondsOnline)
SA	CBS lease agreement forms	Inspection sheet: no set deadline	Form 16: 21 days (one month if rent is paid monthly)	CBS (Residential Bonds Online)
ACT	Standard Residential Tenancy Terms apply	Condition report: 2 weeks	Written notice: 3 weeks	ACT Revenue Office (Rental Bonds Portal)
TAS	No prescribed form	Condition report: 2 days	Notice to terminate: 14 days	Rental Deposit Authority (MyBond)
NT	No prescribed form	Condition report: 5 business days	RT06 notice: 14 days	No bond authority: the landlord or agent holds it in trust

MY DATES

General information, not legal advice. A periodic lease has no fixed end date. Notice periods can be longer if posted. Rules change: check your state's tenancy authority before you act.