

Residential Parks Bill 2026 (Bill 2 of 2026): targeted issues for scrutiny

Purpose

To strengthen a small number of provisions within the Bill to ensure protections are usable in practice for long-term residents, including older Tasmanians.

COTA's overall position

COTA supports the Bill in principle. This brief highlights targeted amendments/commitments that would materially improve practical protections for residents (particularly older people).

<p><i>End-of-fixed-term termination “without reasons” can still create insecurity (s72)</i></p>	<p>Owner may terminate end of fixed term without specifying a ground (60 days’ notice), with 5+ years safeguards.</p>	<ul style="list-style-type: none"> • Increase notice for owner-initiated s72 terminations to at least 90 days; and/or • Add safeguards (e.g., reasons required or Tribunal oversight) where a resident has an on-site dwelling; and/or • Narrow when owners can use s72.
<p><i>Majority threshold to challenge unreasonable park rules makes the remedy hard to use (s89)</i></p>	<p>Rule challenge requires joint application by residents from a majority of occupied sites.</p>	<ul style="list-style-type: none"> • Allow applications by a residents committee; and/or • Reduce threshold to a practical minimum number of residents; and/or • Enable regulator-supported / regulator-initiated action for systemic rule problems.
<p><i>Transition arrangements may leave existing residents in “legacy” uncertainty (Schedule 1; s12)</i></p>	<p>Existing agreements need not be put in writing; exemptions and long transition period possible.</p>	<ul style="list-style-type: none"> • Allow applications by a residents committee; and/or • Reduce threshold to a practical minimum number of residents; and/or • Enable regulator-supported / regulator-initiated action for systemic rule problems.
<p><i>Electricity concession pass-through remains a practical fairness issue</i></p>	<p>Bill improves billing transparency, but doesn’t ensure eligible residents receive concessions (esp. embedded networks).</p>	<p>Require concession pass-through (Act or regs) with clear mechanism (credit/reconciliation) and enforcement.</p>