



April 2021

National Rental Affordability Scheme

Notice of end of allocation

The purpose of the National Rental Affordability Scheme (NRAS or the Scheme), is to help low to moderate income earners to live in affordable rental accommodation. The Scheme operates with the assistance of approved participants (who hold an NRAS allocation that covers an NRAS approved rental dwelling) and investors (who own the rental dwelling covered by the allocation).

Approved participants and investors receive a financial incentive to rent a dwelling covered by an allocation to eligible tenants at least 20 per cent less than the market value rent for the dwelling - subject to other conditions of the allocation being met.

The incentive period for an allocation covering a rental dwelling is 10 years. This ten-year timeframe attached to the incentive was an original design feature of the Scheme and is set out in the definition of incentive period under section 4 of the *National Rental Affordability Scheme Act 2008*. There have not been any new allocations made under the Scheme since 30 June 2016. This means all rental dwellings in the Scheme will see the 10-year incentive period for the allocation covering the dwelling ending between August 2018 and June 2026.

Notice to the tenant

Under section 70 of the National Rental Affordability Scheme Regulations 2020 (the Regulations), approved participants must provide the tenants of NRAS rental dwellings with written notice that the allocation for their rental dwelling is coming to the end of its incentive period. Notice must be provided through the approved NRAS form; [Notice of end of allocation](#) and within the specified time (being not less than 90 days before the end of the allocation covering the dwelling).

Any change to a tenant's rent arrangements must comply with landlord-tenant, building, and health and safety laws of the state or territory and local government area in which the dwelling is located.

NRAS Portal

Once the 10-year incentive-period for an NRAS allocation has ended, it will no longer attract a financial incentive.

NRAS allocations and the dwellings they cover are managed by approved participants and their associated parties via online portals, one of which is a portal belonging to the approved participant and the other being the NRAS portal managed by the Department of Social Services (the department). The rental dwelling covered by the allocation will appear "active" in the approved participants' online portal until the final incentive is processed.

When the final incentive for an allocation covering a rental dwelling is processed by the department, the dwelling's status will change to "ceased" with the reason "incentive period expired". After this point, no further actions can be taken in relation to that dwelling's records in the portal.

Dwelling records and their history will still be visible on the NRAS portal after this point, however with "read only" access to the records.

Approved participants will still be able to access previous dwelling history once the dwelling has "ceased".

Submitting Tenant Demographic Assessments (TDA)

Approved participants are required to submit a TDA for the period that a rental dwelling is covered by an NRAS allocation. The portal will not allow an approved participant to submit a TDA for an allocation with an end date that exceeds the end date of the incentive-period for the allocation.

For example, if the allocation was approved on 20 August 2010 and its 10-year incentive period is due to expire on 19 August 2020; you can only submit a TDA up to 19 August 2020. The portal will not allow you to submit data past this date and an error message will display.

Giving a final statement of compliance

Approved participants will be required to give a final statement of compliance for each dwelling covered by an allocation that has its 10-year incentive period ending on or after 1 May of the year following the end of the NRAS incentive.

Please note that under the National Rental Affordability Scheme Regulations 2020 the final statement of compliance for a rental dwelling cannot be given to the department before the end of the allocation. For example, if the incentive period for an allocation covering a rental dwelling expires on 20 August 2020, you will give the department the final statement of compliance for the dwelling for the 2020-21 NRAS year on or after 1 May 2021.

Further information

Further queries can be sent to nras@dss.gov.au.