

# Vacant Property Rental Incentive Scheme

## Guidelines – Phase 3

### About the scheme

The Vacant Property Rental Incentive Scheme provides a \$5,000 grant to owners of long-term vacant residential properties to encourage them to make their properties available as long-term rentals.

The property, which is the subject of the application (the property) must have been vacant for the entire period between 1 January 2025 and 30 June 2025 inclusive. For the purpose of the scheme, the period of 1 January 2025 to 30 June 2025 inclusive shall be referred to as the 'vacancy period'.

The purpose of the scheme is to provide more properties on the long-term market to support people seeking a rental home.

Applications will be open until midnight on 28 February 2026 unless grant funds are otherwise exhausted beforehand.

### Eligibility criteria

#### **To be eligible, applicants must meet all the below requirements:**

- You own a single, self-contained property. This does not include ancillary dwellings (e.g. an ancillary dwelling is a small, self-contained additional dwelling unit located on the same lot as a single house, commonly referred to as a 'granny flat').
- The property must have been vacant for the entire vacancy period.
- You owned the property for the entire vacancy period, and you are still the current owner.
- You enter into a residential tenancy agreement for at least 12 months, with the tenancy commencing after 30 June 2025 and no later than midnight on 28 February 2026.
- You have an Australian bank account that payments can be made into.

#### **You would not be eligible if any of the below are applicable to you:**

- You are not the owner of the property.
- You did not own the property during the vacancy period.
- You are not renting out the entire property (e.g. only renting out one room).

- Your property was subject to a tenancy agreement anytime during the vacancy period.
- Your property was advertised or booked as short-term rental accommodation anytime during the vacancy period (i.e. there was a financial gain for you).
- The property was used for commercial purposes during the vacancy period.
- You or any co-owner(s) have received a payment under the Short-Term Rental Accommodation Incentive Scheme or another phase of the Vacant Property Rental Incentive Scheme for the property.
- The property was used as the owner or co-owners' principal place of residence anytime during the vacancy period.

**Please read the Terms and Conditions carefully as by submitting an application, and again by accepting any grant, the applicant agrees to comply with the Terms and Conditions.**

## Scheme conditions

The applicant and any co-owner(s) must comply with the following requirements:

- The property is located in Western Australia, Christmas Island or Cocos (Keeling) Islands.
- The applicant is an owner of the property, and where it is jointly owned, they are authorised by any other owner(s) to make the application on their behalf.
- The applicant and any co-owner(s) do not live in the property.
- The applicant and any co-owner(s) are not related to any of any of the tenants. (This is defined as immediate family including blood or step parents/grandparents/children/siblings).
- The property must be leased to a person or persons and not a business, corporation, trust or organisation.
- The residential tenancy agreement does not allow for the tenant(s) to sublet or part with possession of the property.
- Only one application can be made per property.
- The residential tenancy complies with all laws including the *Residential Tenancies Act 1987* (WA) and *Residential Tenancies Regulations 1989* (WA).
- The applicant has all necessary approvals to rent the property such as strata company approvals if required.
- The property is leased for the full term of the tenancy agreement. If the tenancy is terminated, to ensure there is no recoup of monies required, the property must be re-let, on the long-term rental market with a gap of no more than six weeks.

## Nature of a vacant property

During the vacancy period, the property must not have been a permanent residence for a person or persons. In addition, it must not have been subject to short-term rental accommodation for a financial gain, other commercial purposes, or subject to a residential tenancy anytime during the vacancy period.

If your property was used as a holiday home by you during this period, it may still be considered vacant for the purpose of the scheme.

## Changes in tenancy during the 12-month period

If the tenancy is terminated, to ensure there is no recoup of monies required, the property must be re-let on the long-term rental market with a gap of no more than six weeks between tenancies. Any subsequent tenancies are not subject to a minimum tenancy length however, if the original tenant breaks lease, the subsequent tenancy must cover up to the 12-month anniversary of the initial tenancy.

## Preparing your application

Applicants will need to provide supporting documentation to show that they meet the Vacant Property Rental Incentive Scheme criteria.

Supporting documentation must be included with your application:

- A complete copy of the signed residential tenancy agreement including all pages and annexures must be included with your application to show that the property is rented on the long-term rental market for at least 12 months and that the tenancy started after the commencement of the STRA Incentive Scheme (Phase 3) on 1 July 2025.
- A copy of the rates notice for the owner's primary residence and the property which is the subject of this application (the applicable property). If the owner's primary residence is a rental, then you can provide a copy of the residential tenancy agreement. Where the applicable property is co-owned, a copy of the rates notice or rental agreement for each co-owners' primary residence is required. The rates notice(s) and/or residential tenancy agreement(s) must cover the entire vacancy period from 1 January 2025 to 30 June 2025 inclusive.

Supporting documentation must also be included with your application to show that the property was vacant for the entire vacancy period. Utility usage will be used to confirm vacancy.

- This must include evidence of utility usage covering the entire vacancy period. i.e. electricity, water, and gas, where applicable. All pages of each utility bill are required.
- If **no** services were connected to the property during the vacancy period, you may provide communication from the service provider advising of the date that the service ended, or other evidence to prove vacancy.

## How do I apply?

Applicants are encouraged to [submit their application](#) online.

To apply online you must have established a Digital ID such as [myID](#). A Digital ID is a safe, secure, and convenient way to prove who you are online, to access government online services.

If you cannot apply online, a manual application form is available by contacting Consumer Protection on 1300 30 40 54.

## FAQs

Read the Frequently Asked Questions [Vacant Property Rental Incentive Scheme](#) to assist with your application.

## Contact

If you have questions about the Vacant Property Rental Incentive Scheme, contact Consumer Protection on 1300 30 40 54 or email at [cpgrants@lgirs.wa.gov.au](mailto:cpgrants@lgirs.wa.gov.au).

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### Department of Local Government, Industry Regulation and Safety

[www.lgirs.wa.gov.au](http://www.lgirs.wa.gov.au)

#### Consumer Protection Division

Gordon Stephenson House  
Level 2/140 William Street Perth Western Australia 6000

Locked Bag 14 Cloisters Square Perth WA 6850

**Call:** 1300 30 40 54 **Email:** [consumer@lgirs.wa.gov.au](mailto:consumer@lgirs.wa.gov.au)

[www.consumerprotection.wa.gov.au](http://www.consumerprotection.wa.gov.au)



#### Disclaimer:

The information contained in this guideline is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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