Pool laws and pool maintenance

If a swimming pool is included as part of the rental property, the maintenance should be covered in the special terms of the tenancy agreement. The tenant is generally responsible for everyday maintenance such as clearing leaves from the pool and may be responsible for more regular maintenance. This should be discussed prior to signing the agreement. It is recommended that the property manager/owner provide instructions for any maintenance the tenant is required to carry out.

Fast facts

- The property owner/landlord must have a pool safety compliance certificate from a licensed pool inspector prior to renting the property and should include a copy with the tenancy agreement.
- If a tenant is not familiar with pool maintenance they should discuss this with the property manager/owner.
- If the pool maintenance is covered by a contract between the property owner/landlord and an external company this should be listed in the tenancy agreement.
- A property manager/owner cannot require the tenant to enter into a maintenance contract or require the tenant to use a particular company to provide maintenance services.
- It is important to include the condition of any pools on the Entry condition report (Form 1a) as the tenant will need to return the property in the same condition they received it, allowing for fair wear and tear.

In a caravan park, rooming accommodation or unit complexes tenants are not generally responsible for pool maintenance but may have rules around how the pool can be used.

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