

FACT SHEET 01:
**SWIMMING POOL
LAWS HAVE CHANGED**



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Royal Life Saving

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BUYING, SELLING OR LEASING A PROPERTY WITH A SPA OR POOL?

SWIMMING POOL LAWS HAVE CHANGED

From **29 April 2016** properties sold or leased with a spa or pool must have a relevant compliance certificate.

This means that from 29 April 2016:

1. Vendors can transfer the obligation of obtaining a certificate of compliance to the purchaser. A certificate of non-compliance must be attached to the contract of sale.
2. The buyer of a property with a non-compliant spa or pool has 90 days from the date of settlement to address any barrier non-compliance issues.
3. Properties with more than two dwellings are exempt from the sale and lease provisions as they are already regulated through mandatory three-yearly inspections.
4. The owner of a property with one or two dwellings and a spa or pool must have a certificate of compliance or relevant occupation certificate and a certificate of registration before entering into a lease. These documents are to be provided to the tenant on entering into the new lease.

A relevant occupation certificate means an occupation certificate issued under the Environmental Planning and Assessment Act 1979 that is less than three years old and that authorises the use of the swimming pool.

The NSW Government is committed to creating an effective pool barrier framework that protects the safety of children under the age of five around backyard swimming pools.

Please note

You can check if a property with a swimming pool has a current certificate of compliance.

1. **Go to**
swimmingpoolregister.nsw.gov.au
2. Select **"Lookup pool"**.
3. Enter the street number, street name (do not type in road, street, lane etc) and the suburb.
4. Select **"Find property"**. The address will appear if the property has a valid certificate of compliance.

**THESE ARE CRITICAL
CHANGES DESIGNED TO
SAVE LIVES.**

For further information contact your local council or visit
swimmingpoolregister.nsw.gov.au or bepoolsafe.com.au
OR

To register your swimming pool visit:
swimmingpoolregister.nsw.gov.au

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