



Australian Capital Territory

Civil Law (Sale of Residential Property) Amendment Regulation 2025 (No 1)

Subordinate Law SL2025-22

The Australian Capital Territory Executive makes the following regulation under the *Civil Law (Sale of Residential Property) Act 2003*.

Dated 21 October 2025.

ANDREW BARR
Chief Minister

TARA CHEYNE
Minister



Australian Capital Territory

Civil Law (Sale of Residential Property) Amendment Regulation 2025 (No 1)

Subordinate Law SL2025-22

made under the

[Civil Law \(Sale of Residential Property\) Act 2003](#)

1 Name of regulation

This regulation is the *Civil Law (Sale of Residential Property) Amendment Regulation 2025 (No 1)*.

2 Commencement

This regulation commences on the commencement of the [Property Developers Act 2024](#), schedule 2, part 2.4.

Note The naming and commencement provisions automatically commence on the notification day (see [Legislation Act](#), s 75 (1)).

3 Legislation amended

This regulation amends the *Civil Law (Sale of Residential Property) Regulation 2004*.

4 New sections 12A to 12C

in part 2, insert

12A People excluded from off-the-plan seller licence requirements—Act, s 19AB (2) (c)

A person is excluded if—

- (a) the regulated residential building has previously been sold under an off-the-plan contract; and
- (b) the person was not the seller or a related entity of the seller under the first off-the-plan contract for the sale of the building; and
- (c) the person is not a property developer within the meaning of the *Property Developers Act 2024*, part 5.

12B People excluded from off-the-plan advertising licence requirements—Act, s 19AC (2) (c)

A person is excluded if—

- (a) the regulated residential building has previously been sold under an off-the-plan contract; and
- (b) neither the proposed seller, nor any related entity of the proposed seller, was the seller under the first off-the-plan contract for the sale of the building.

12C Additional disclosure requirements—Act, s 19AD (1) (c)

- (1) This section applies to a seller excluded from licence requirements under section 12A.
- (2) The following matters are prescribed:
 - (a) the property developer licence number of the previous seller or its related entity under the first off-the-plan contract for the sale of the building;
 - (b) a statement that the register under the *Property Developers Act 2024*, section 25 contains information about property developers licensed under that Act.

Endnotes

1 Notification

Notified under the [Legislation Act](#) on 30 October 2025.

2 Republications of amended laws

For the latest republication of amended laws, see www.legislation.act.gov.au.

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