



# Formula for advertising and reletting fees

## A predictive tool when leaving tenancy early

A tenant cannot end a fixed term lease early without being held responsible for certain costs relating to reletting the property, unless the landlord agrees to not claim these costs.

The landlord can claim costs for:

- loss of rent
- advertising
- reletting fees.

Please note that these fees can't be claimed if the property is not readvertised or relet as soon as possible.

This formula is a guide for the potential expenses owed to a landlord when a tenant leaves a residential tenancy early. The below calculation is generally applied by the South Australian Civil and Administrative Tribunal to ascertain the landlord's loss flowing from abandonment of a fixed term tenancy.

The GST component (10 percent) charged by agents in the reletting fee can be recovered from tenants.

### RELETTING FEE

Reletting fee (max 2 weeks rent + GST) x weeks remaining from reletting to end of agreed term  
 $\frac{3}{4}$  of weeks of total agreed term/s

e.g.: based on rent of \$100 per week (+ 10% GST), relet 12 weeks prior to the end of agreed 52-week term:

\$200 + GST (2 x \$100) x 12 (weeks from relet to the end of the term) (200 + GST) x 12 = \$67.69  
 39 ( $\frac{3}{4}$  of 52-week term) 39

These formulas only take effect if the tenant has been there for at least a quarter of the lease, otherwise, the whole cost is applicable.

**Please note:** The agreed tenancy term is the total number of weeks of the tenancy agreement. Each separate term must be considered, i.e. 3 separate 52-week terms must be added together to determine  $\frac{3}{4}$  of the total agreed term.

#### **ADVERTISING FEE**

Total advertising costs x weeks remaining from abandonment to the end of agreed term  
 $\frac{3}{4}$  of weeks of total agreed term/s

eg: based on total advertising costs of \$87, property abandoned 12 weeks before the end of a 52-week tenancy

\$87 x 12 (weeks from abandonment to the end of the term) 87 x 12 = \$26.77  
39 ( $\frac{3}{4}$  of 52-week term) 39

Weeks per lease period:

- 3 months lease 13 weeks  $\frac{3}{4}$  = 9.75
- 6 months lease 26 weeks  $\frac{3}{4}$  = 19.5
- 9 months lease 39 weeks  $\frac{3}{4}$  = 29.25
- 12 months lease (1 year) 52 weeks  $\frac{3}{4}$  = 39
- 15 months lease 65 weeks  $\frac{3}{4}$  = 48.75
- 18 months lease 78 weeks  $\frac{3}{4}$  = 58.5
- 21 months lease 91 weeks  $\frac{3}{4}$  = 68.25
- 24 months lease (2 years) 104 weeks  $\frac{3}{4}$  = 78
- 27 months lease 117 weeks  $\frac{3}{4}$  = 87.75
- 30 months lease 130 weeks  $\frac{3}{4}$  = 97.5
- 33 months lease 143 weeks  $\frac{3}{4}$  = 107.25
- 36 months lease (3 years) 156 weeks  $\frac{3}{4}$  = 117
- 39 months lease 169 weeks  $\frac{3}{4}$  = 126.75
- 42 months lease 182 weeks  $\frac{3}{4}$  = 136.5
- 45 months lease 195 weeks  $\frac{3}{4}$  = 146.25
- 48 months lease (4 years) 208 weeks  $\frac{3}{4}$  = 156
- 51 months lease 221 weeks  $\frac{3}{4}$  = 165.75
- 54 months lease 234 weeks  $\frac{3}{4}$  = 175.5
- 57 months lease 247 weeks  $\frac{3}{4}$  = 185.25
- 60 months lease (5 years) 260 weeks  $\frac{3}{4}$  = 195

### **For more information:**

- see rights and obligations in the Tenant Information Guide  
[www.cbs.sa.gov.au/tenantinfo](http://www.cbs.sa.gov.au/tenantinfo)
- visit [www.sa.gov.au/renting](http://www.sa.gov.au/renting) or contact Consumer and Business Services on 131 882 or [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

*The information provided in this fact sheet is of a general nature only and should not be regarded as a substitute for legal advice and/or reference to the appropriate residential tenancies legislation.*