

Transitional arrangements for generating a BASIX certificate

This document outlines transitional arrangements for generating a BASIX certificate for building contracts signed before 1 October 2023.

Increased BASIX standards do not apply to a BASIX certificate already submitted with a development application (DA) or lodged with a complying development certificate (CDC) before 1 October 2023. BASIX certificates also have a three-month validity period in which they may be submitted with a DA or CDC. For example, BASIX certificates generated on 30 September 2023 may be submitted with a DA or CDC up until 30 December 2023.

Additional arrangements are available to new home buyers who are already in the process of building a new home and have signed a building contract on or before 30 September 2023. They will be able to submit a DA or lodge a CDC using the BASIX standards that applied before 1 October 2023.

Terms and conditions for the additional arrangements

Eligibility criteria

New home buyers who have entered into a building contract may be subject to the BASIX standards that applied before 1 October 2023, provided:

- the contract was signed on or before 30 September 2023
- the contract clearly specifies the design and specifications of the home to which the contract applies
- the contract is in a form that complies with the *Home Building Act 1989*, Part 2 or 2A.

Eligible housing types

Detached dwellings and dual occupancy developments that satisfy the criteria are eligible for these additional transitional arrangements.

New apartment buildings are not eligible. There is no change to the BASIX standards for alterations and additions to existing dwellings from 1 October 2023.

Eligible time period

Applications to use pre-1 October 2023 BASIX standards can be made on or after 1 October 2023.

In addition, eligible applicants must generate a BASIX certificate by 30 June 2024.

Applicants must also submit the BASIX certificate with a DA or lodge it with a CDC, within the three-month validity period from date of issue.

Application process

To qualify for these additional transitional arrangements, applicants must submit the following information before they commence a new application for a BASIX certificate for the home:

- the home building site address, including suburb and postcode
- the builder's name/company and builder's licence number
- a signed and dated copy of the building contract, which is in a form that complies with the *Home Building Act 1989 Part 2 or 2A*.

This information will be assessed by the Department of Planning and Environment to verify that the project is eligible to use BASIX standards that applied before 1 October 2023.

If eligible, the applicant will be notified by the department they may commence their BASIX application and generate a BASIX certificate using the standards that applied before 1 October 2023.

If not eligible, the applicant will be notified that they are not eligible and invited to create a BASIX application subject to the higher BASIX standards.

[Terms and conditions](#) of use for the NSW Planning Portal also apply.