

# Buying or selling a property – Licences

## Fact sheet

**When selling or buying a property that has a water access licence, both parties may be required to take action in relation to the water access on that property.**

**Water access licence (WAL)** – As sellers decide if the WAL is part of the sale, buyers will need to check with their solicitor if the water entitlement is included in the contract of sale. The solicitor needs to ensure the WAL title is transferred with LRS at the same time as the land via a 71M transfer with LRS

If a WAL is not included in the sale, the buyer will need to apply to WaterNSW for a zero share WAL, and if granted go to the market and buy water (unless use is for stock and domestic purposes). You can view your WAL and approval details on the NSW Water Register.

**Specific purpose water access licences (SPAL)** for domestic and/or stock which is linked to an approval must stay with the property as it is issued specifically for that holding. This will not transfer automatically as it is a separate title to the land. The buyer will need to lodge a transfer application form – 71M direct with LRS.

**Active term transfer** – If you have an active term transfer (71N term transfer) on the water access licence, this will continue providing that the term transfer is still listed on the LRS WAL Register. If you wish for this to be removed, you will need to contact LRS. As you are not the WAL holder no changes can be made without the authority of the owners of the WAL.

### Sold your property and still receiving bills?

If you are still receiving a bill after selling a property, it means that the transfer of the title for your WAL has not been completed by the solicitor as part of the settlement. To transfer your WAL to the buyer, you will need to lodge a transfer application form – 71M direct with LRS. Until this happens, you will remain the holder of the WAL and continue to be billed.

### Managing your water access licence

To use your licence, you will need to ensure that it is nominated on a current approval. To check, visit the [NSW Public Water Register](#) or register for an account in our [Customer Portal](#). For more information on managing your licence, please visit our [website](#).

If you would like to order water or want to complete a temporary trade, please visit our [website](#).

Please be advised that ongoing fees and charges may be applicable to your licence, even if you don't use any water, you can find further information on our [website](#).



#### Register for the Customer Portal

Conveniently manage your water-related matters within the [Customer Portal](#). Once you have registered, you can view your licence and/or approval details, update your details and manage your business account within the Customer Portal.

### Need help?

If you need more information, please contact our Customer Service Centre on [1300 662 07](tel:130066207), Monday to Friday between 8am–5pm or email [Customer.Helpdesk@waternsw.com.au](mailto:Customer.Helpdesk@waternsw.com.au)