1. On 7 April 2020, the National Cabinet agreed to a *Mandatory Code of Conduct – SME Commercial Leasing Principles During COVID-19* (National Code) which provides for good faith leasing principles for negotiations between landlords and tenants to support small and medium enterprises (SMEs) which are impacted by social distancing measures and business closures in response to the COVID-19 public health emergency (COVID-19 emergency) and are eligible for the Commonwealth jobkeeper scheme.
2. The *COVID-19 Emergency Response Act 2020* (COVID Act) included a regulation-making power for the implementation of the National Code. The *Retail Shop Leases and Other Commercial Leases (COVID-19 Emergency Response) Regulation 2020* (Regulation), made on and effective from 28 May 2020, implements the Queensland Government’s response to National Code. The COVID Act and the Regulation expire on 31 December 2020.
3. Under the Regulation, various protections for lessees and requirements to negotiate in good faith apply in respect of the response period from 29 March 2020 to 30 September 2020.
4. Economic conditions in Queensland due to the COVID-19 emergency remain challenging with many businesses, especially SMEs, still significantly impacted.
5. Cabinet approved the preparation of an amendment regulation to extend the end of the ‘response period’ under the *Retail Shop Leases and Other Commercial Leases (COVID‑19 Emergency Response) Regulation 2020* to 31 December 2020.
6. *Attachments*

* Nil.