SDA eligibility checklist

An information checklist about the NDIS rules for Specialist Disability Accommodation (SDA), from Psych Connect NDIS Support (Springfield Central QLD, 0403 828 422).

Please note: only the NDIA decides who is eligible for SDA. This checklist helps you understand the rules and get your information ready; it isn't an assessment. Psych Connect is not an SDA provider. We help people find SDA homes through a registered SDA provider we work with, and we can provide the support in the home.

1. The rules the NDIA applies

Rule	Do you have information about this?	Notes
Extreme functional impairment or very high support needs. Extreme functional impairment means a very reduced ability to manage mobility, self-care or self-management, with a very high need for person-to-person support even with equipment or home changes.	☐ Yes ☐ Not yet	
The SDA needs requirement. SDA together with your other supports would help you more than other supports alone.	☐ Yes ☐ Not yet	
Other home and living supports don't meet your needs. SDA may suit when other options don't.	☐ Yes ☐ Not yet	
How SDA works with your other supports, such as SIL, in the home.	☐ Yes ☐ Not yet	

2. Information to gather

Item	Have it?	Notes
Recent reports from the professionals who have assessed your needs, describing your daily support needs at home	☐ Yes ☐ Not yet	
Information about your current home and why it doesn't meet your needs	☐ Yes ☐ Not yet	
Your goals for where and how you'd like to live, and who with	☐ Yes ☐ Not yet	
Details of the support you get now, including any behaviour support plan	☐ Yes ☐ Not yet	
A support coordinator or my NDIS contact to help you ask for home and living supports	☐ Yes ☐ Not yet	

3. If SDA is in your plan

Check	Done?	Notes
Your plan's **design category**: Improved Liveability, Fully Accessible, Robust or High Physical Support	☐ Yes	
Your plan's **building type** (for example apartment, villa, duplex, townhouse or house) and location	☐ Yes	
Your full SDA amount shows in your plan (since 19 October 2026 the NDIA includes it when a plan is approved)	☐ Yes	
The home is enrolled as SDA, and the SDA provider is registered with the NDIS Commission	☐ Yes	
A written service agreement with the SDA provider (this is required for SDA)	☐ Yes	
The SDA provider recorded as your "my provider" on your plan	☐ Yes	
Your rent contribution agreed in writing, and no more than the maximum reasonable rent contribution	☐ Yes	
Support in the home arranged separately (SDA pays for the home, not support workers), and the NDIA told when you move in	☐ Yes	

Sources (read 10 November 2026): NDIS, What is specialist disability accommodation (SDA) (current as of 1 July 2026); National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020, sections 11 to 14; NDIA news, Changes to how SDA funding appears in NDIS plans (22 October 2026). General information only, not advice about your plan. Help finding SDA homes: psychconnect.com.au/ndis-support/sda-homes/ · psychconnect.com.au/ndis-support/tools/sda-eligibility-checklist/ · Last reviewed 10 November 2026.