

RENTERS' RIGHTS ACT 2025

PHASE 1 – to take affect from 1st May 2025

STRENGTHENING LOCAL COUNCIL POWERS – enforcement against Landlords that are contravening the new rules. Investigate suspected breaches and compliance checks will increase. (Will take affect from 27/12/2025).

PERIODIC TENANCIES – the vast majority of new and existing tenancies will become Assured Period Tenancies, meaning tenants will be able to stay as long as they want or until the Landlord serves a valid Section 8 notice.

ABOLISHMENT OF SECTION 21 & THE AMENDMENT OF SECTION 8 NOTICES – to include new ground 1A if the property is required back to sell or for a family member to move back in. Notice is increased to four months.

RENT INCREASES – Section 13 procedure with two months' notice. Tenants will be able to appeal "above market" rent increases via the First Tier Tribunal.

GIVING TENANTS THE RIGHT TO REQUEST A PET – landlords will have 28 days to consider the request and will have to provide valid reasons for refusal.



END OF RENTAL BIDDING WARS - Landlords and Letting Agents will not be able to ask for a higher than advertised rent or request more than 1 month's rent in advance.

NOT TO DISCRIMINATE AGAINST RENTERS WHO HAVE CHILDREN OR ARE IN RECEIPT OF BENEFITS – this includes withholding information about a property (including its availability), stopping someone from viewing it or refusing to grant a tenancy.

PHASE 2 – to take affect late 2026 (over 2 stages)

LANDLORD DATABASE – a regional rollout for Landlords and Local Councils. This will be mandatory for all private rental sector Landlords. An annual fee will be confirmed closer to the launch and will apply to each property. Gas, Electric and Energy Performance Certificates will all require to be logged.

LANDLORD OMBUDSMAN – this implementation will happen after the introduction of the database and will provide a redress service for tenants. Landlords will be required to be members of this and fund the service, this will be confirmed closer to launch date. (Likely timescale 2028).

PHASE 3 – New Decent Homes Standard (dates to be decided but likely 2035 to 2037)

INTRODUCTION TO AWAAB'S LAW – setting clear legally enforceable timeframes for Landlords to make safe serious hazards within a tenanted property.

HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS) – will undergo review. A minimum safety standard of housing quality within the private rental sector.

EPCS – a minimum Energy Efficiency Standards (MEES) of EPC C or equivalent by 2030 unless a valid exemption is in place.