

Renters Rights Act 2025

What is it?

“From the 1st May 2026 new laws will give the 11 million renters stronger rights, increased protection and more security in their homes.”

Source: Gov.uk

“Put it this way, I am selling up. Tenants have more rights than the owner”

Source: Landlords UK

Main Changes

- End to no fault evictions
- End to fixed term tenancies
- Only annual rent increases permitted, renters can challenge
- End to bidding wars
- Only one months rent up front
- No discrimination against those on benefits or have children etc.
- Right to have a pet

Main Changes cont'd

- Can only recover properties for specific reasons
- Private rented sector database
- Private Landlord Ombudsman
- Enhanced property standards
- Reduced times to fix faults
- Improved energy efficiency measures
- Landlords to be responsible for evicting temporary accommodation tenants when housing no longer required. Tenants entitled to 4 weeks notice.

Landlords Checklist



Renters' Rights Act: Landlord Checklist

Renting is changing. Reforms to the private rented sector in England are bringing in new rights and responsibilities for landlords, letting agents and tenants.

The first phase of reforms will be introduced on 1st May 2026. We will introduce a new tenancy system, including an end to Section 21 'no-fault' evictions, alongside measures to end rental bidding, rental discrimination and rent in advance.

Other measures, like the PRS Database and PRS Ombudsman, will be introduced in later phases. You can find out more about the timing of our reforms through our implementation roadmap at [gov.uk/government/publications/renters-rights-act-2025-implementation-roadmap](https://www.gov.uk/government/publications/renters-rights-act-2025-implementation-roadmap).

What you can do now

As a landlord, we know you need time and support to prepare your business for the changes. Here's what you can do now to get ready for the first phase of implementation:

- Read the new [GOV.UK guidance](https://www.gov.uk/guidance) to familiarise yourself with the changes
- Sign up to email alerts via [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging) so you know when:
 - The official government information sheet is published (you'll need to give this to your tenants, if you have an existing written tenancy agreement)
 - The new rules for future written tenancy agreements are published
- Think about how you'll update your rent increase processes so they're compliant with the legislation on 1st May 2026
- Plan how you'll update your website – if you have one – and any internal documents to reflect the new rules
- Review your mortgage, insurance, and tenancy agreement documents for clauses that restrict tenants with children or those receiving benefits. These are nullified as part of measures to prevent rental discrimination
- Plan now to make sure any property lettings adverts that you intend to publish after 1st May 2026 include the asking price. You won't be able to ask for, encourage, or accept offers above this price from that date

What to expect – Disrepair

- Proposals to extend Decent Homes Standard and Awaab's law to the private rented sector
- Awaab's law currently applies to social rented sector only. It requires LLs must address hazards like and damp and mould within strict timescales (law introduced in 2023, regulations could in force by Oct 2025)

What to expect – Enforcement

- Most new rules will be Council enforced
- Expansion of existing civil penalties for non-compliance issues, e.g. unlawful eviction or failure to register with rented sector database ranging from £7000 up to £40,000 for serious/repeated breaches
- Expansion of rent repayment orders, e.g. unlawful eviction, false information provided to rented sector database

What to expect – Private Rented Database

- A database that will require a landlord is registered to
- LL will be restricted from gaining possession or advertising unless they are registered
- Database will record landlord details of banning orders, financial penalties or other relevant offences.

What to expect – Private Rented Sector Ombudsman

- Landlords will have to join a redress scheme or ombudsman
- The ombudsman role will be to investigate tenant complaints about landlords
- They will recommend how things can be put right and if compensation should be payable
- Landlords may need to be registered before property can be marketed

Further Support

- National Residential Landlords Association - <https://www.nrla.org.uk/resources/renters-rights-bill-hub>
- Shelter - https://england.shelter.org.uk/professional_resources/news_and_updates/what_to_expect_from_the_renters_rights_act
- DASH (free e-learning for landlords) - <https://www.dashservices.org.uk/news/free-elearning-for-landlords>