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**.

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** to familiarise yourself with the changes

☐ Sign up to email alerts via **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

Renting is *changing*

What you'll need to do next

There are other things that you'll need to do in early 2026 to keep on top of the changes:

☐ You'll need to give a government-produced information sheet to your existing tenants which will explain what the new rules might mean for their tenancy. We'll publish the information sheet on our website in March 2026

☐ If you create a new tenancy on or after 1st May 2026, you'll need to provide the tenants with certain information about the tenancy in writing. You could do this in a written tenancy agreement. We'll publish further guidance in January 2026 to give you time to update your tenancy agreement templates

☐ You'll need to familiarise yourself with the new tenancy forms required for taking possession of your property and for rent increases. We'll publish these forms, along with guidance, in early 2026

☐ If you're a student landlord and want to use Ground 4A to evict your tenants in future, then you'll need to write to them to let them know. We'll publish further guidance on how to do this in March 2026

If you don't comply

It's important that you comply with the new laws when they come into force on 1st May 2026. If you don't, you may:

- have to pay a financial penalty of up to £7,000 or £40,000 (depending on the nature of the non-compliance) imposed by your local council; or

- be prosecuted by your local council in the magistrates' court and be liable to pay an unlimited fine

In addition, you may also have a Rent Repayment Order made against you if you commit certain offences, requiring you to pay up to two years' rent to your tenant or local council.

Stay informed

As we move closer to implementation, we'll produce an updated checklist so you know exactly what you need to do and when. Visit **gov.uk/rentingischanging** to make sure you're on top of the renting changes.

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