



UK Government



# Renting is changing

The Renters' Rights Act 2025 is ushering in a new era for private renting and represents the most significant change to the sector in nearly 40 years.

Approximately 11 million renters and 2.3 million landlords live and work in the private rented sector in England. These changes will give tenants greater stability and security. They will also break down barriers that can prevent some people and families from renting altogether.

These important changes make for a fairer, more stable, and more secure rental system that benefits everyone.

## An overview of the changes taking effect on 1st May 2026:

- Section 21 'no fault' evictions will be abolished. Landlords will no longer be able to evict tenants without a specific, legally valid reason. This will provide **greater security for tenants, empowering them** to challenge poor practice and unfair rent increases without fear of eviction.
- Fixed term assured tenancies will be banned. Tenancies will roll over until either party chooses to end it. Renters will be able to end a tenancy at any point by giving **two months' notice**. Landlords will be able to end a tenancy by using a specific, legally defined reason, known as a 'possession ground'.
- Tenants will benefit from a **12-month protected period** at the beginning of a tenancy during which landlords will not be able to evict them to move in or sell the property.
- It will be illegal for landlords to discriminate against prospective renters who have **children or receive benefits** – helping to ensure everyone is treated fairly when looking for a place to live.
- Landlords will be prevented from asking for, encouraging, or accepting bids above the advertised rent price, which will put an end to **rental bidding wars**.
- Landlords will be able to request a maximum of **one month's rent upfront**.
- Rent increases will be legally limited to **once per year**.

## The renting changes also bring with them new rights for tenants.

- Every tenant will have the **right to request a pet**, which the landlord cannot unreasonably refuse.
- Tenants will be able to challenge rent increases with confidence at the tribunal if they feel rent hikes are above market prices.

These changes will make the renting system fairer, more stable, and more secure. Landlords will need to be on top of the changes and read the guidance available on [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging).

