

Rolling Tenancy Contract Checklist

England Only | Renters' Rights Act 2025 | In Force from 1 May 2026

From 1 May 2026, every private assured tenancy in England becomes an Assured Periodic Tenancy (APT) by law. Fixed-term tenancies are abolished. This checklist covers everything landlords and letting agents must do to comply with the rolling tenancy rules under the Renters' Rights Act 2025.

NEW

New rule from 1 May 2026

No
Change

Ongoing requirement, unchanged

Section 1: Immediate Actions for Existing Tenancies (By 31 May 2026)

- Treat all tenancies as rolling from 1 May 2026** NEW

Do not treat any tenancy as fixed term after this date, even if the agreement states an end date. Fixed terms are void by law from 1 May 2026.
Deadline: 1 May 2026
- Do not issue new fixed-term tenancy agreements** NEW

Using an old AST with a fixed term after 1 May 2026 is a civil offence. Local authorities can impose a penalty of up to 7,000 GBP for doing so.
Deadline: 1 May 2026
- Serve the official Government Information Sheet on all existing tenants** NEW

Download the official 4-page Information Sheet from GOV.UK and give it to every tenant with a written or part-written tenancy. You may attach the PDF to an email or hand deliver it. Do not send a link to the PDF as this is not valid service.
Deadline: 31 May 2026
- Serve a Written Statement of Terms for wholly oral tenancies only** NEW

If your tenancy is based entirely on a verbal agreement, you must provide a Written Statement of Terms instead of the Information Sheet. This is a more detailed document covering key terms of the tenancy.
Deadline: 31 May 2026
- Confirm tenancy deposit is still active and protected** No Change

The existing deposit carries over automatically to the APT. No re-protection is needed. Confirm the scheme is still active and that prescribed information remains valid.

Warning: Failure to serve the Information Sheet by 31 May 2026 carries a civil penalty of up to 7,000 GBP for a first offence and up to 40,000 GBP for a repeated or continued breach.

Section 2: New Tenancies From 1 May 2026 Onwards

- Use an Assured Periodic Tenancy (APT) agreement only** NEW

All new tenancies must be APTs. The agreement must not contain a fixed term clause, a Section 21 provision, or a rent review clause. All three are void from 1 May 2026.
Deadline: From 1 May 2026
- Provide a Written Statement of Terms before the tenancy is signed** NEW

For all new APTs, provide the mandatory Written Statement of Terms before the tenant signs. This can be included within the tenancy agreement itself.
Deadline: From 1 May 2026

- Ensure rent period is no longer than one calendar month** NEW
 Rent periods for new tenancies must not exceed one calendar month. Weekly rent is permitted. Longer rent periods are void by law.
Deadline: From 1 May 2026
- Do not accept rent before the tenancy agreement is signed** NEW
 Landlords and agents are banned from requesting or accepting any rent payment, including the first month, before the tenancy agreement is signed.
Deadline: From 1 May 2026
- Do not advertise or accept rent above the listed asking price** NEW
 Rental bidding is banned. Set a clear advertised rent and do not accept or encourage offers above it from prospective tenants.
Deadline: From 1 May 2026
- Protect tenancy deposit in an authorised scheme within 30 days** No Change
 Deposit must be protected in an approved scheme (TDS, DPS or MyDeposits) and prescribed information served on the tenant within 30 days of receipt.
Deadline: Within 30 days of receipt
- Serve gas safety certificate, EICR and EPC before move-in** No Change
 Provide copies of all current compliance documents before the tenancy begins. This requirement is unchanged under the new rules.
Deadline: Before move-in
- Serve the current How to Rent guide** No Change
 Provide the latest version of the How to Rent checklist from GOV.UK before the tenancy begins.
Deadline: Before move-in

Section 3: Ongoing Management of Rolling Tenancies

- Increase rent only once per year using Section 13 (Form 4A)** NEW
 Rent can only be increased via the Section 13 notice using new Form 4A. Rent review clauses are void. Give at least 2 months written notice. Rent cannot be increased in the first year of a new tenancy.
- Do not increase rent more than once in any 12-month period** NEW
 Only one rent increase per year is permitted. If a Section 13 notice is challenged, the First-tier Tribunal will assess whether the proposed rent reflects open market value in the area.
- Respond to tenant pet requests in writing with valid reasons if refused** NEW
 Tenants have the right to request a pet under Section 11 of the Renters' Rights Act 2025. Landlords must consider each request and provide written reasons if refused. Blanket no-pet clauses are unenforceable.
- Do not discriminate against tenants with children or benefits recipients** NEW
 Refusing or discouraging a tenancy application on the basis that the applicant has children or receives housing benefits is now unlawful.
- Use Section 8 only to end a rolling tenancy** NEW
 Section 21 no-fault evictions are abolished. To recover possession, you must rely on a valid ground under Section 8 and use the correct notice form (Form 3A from 1 May 2026).
- Observe the 12-month re-letting restriction after Ground 1 or Ground 1A** NEW
 If you recover possession to sell (Ground 1A) or move in (Ground 1), you cannot re-let or re-market the property for 12 months from the later of the notice expiry date or court filing date.
- Renew gas safety certificates and EICRs on time** No Change
 Gas safety certificates must be renewed annually. EICRs must be renewed every 5 years. Serve updated copies on tenants promptly after renewal.

Check smoke and carbon monoxide alarms at least annually

Alarms must be tested and in working order. For HMOs more frequent checks may apply. Keep written records of all checks carried out.

No
Change

Do not serve a Section 21 notice on or after 1 May 2026

Section 21 is abolished for all tenancies from 1 May 2026. Any Section 21 notice served before this date must be followed by a court claim by 31 July 2026 or it will lapse permanently.

NEW

Section 4: Key Notice Periods Quick Reference

Who	Reason	Notice Period
Tenant	Ending the rolling tenancy at any time	2 months (in writing, expiring at end of rental period)
Landlord	Ground 1: Moving self or family in	4 months (not available in first 12 months of tenancy)
Landlord	Ground 1A: Intending to sell the property	4 months (not available in first 12 months of tenancy)
Landlord	Ground 8: 3 or more months rent arrears	4 months
Landlord	Ground 8A: Repeated rent arrears	4 months
Landlord	Ground 14: Anti-social behaviour	No minimum notice period before court application
Landlord	Ground 12: Breach of tenancy terms	2 weeks minimum
Landlord	Section 13 rent increase notice (Form 4A)	2 months (maximum one increase per year)

Note: There are 37 Section 8 grounds in total under the Renters' Rights Act 2025. This table covers the most common grounds only. Always seek legal advice before serving a possession notice.

This checklist is for guidance only and does not constitute legal advice. Applies to England only. Rules in Scotland and Wales differ. Always verify current legislation at GOV.UK before taking action. Last updated: April 2026.