

Renters' Rights Act 2025: Landlord Compliance Checklist

England | All Three Phases | Updated June 2026 | Estate Agents Ilford

PHASE 1 Live from 1 May 2026

PHASE 2 Late 2026 to 2028

PHASE 3 2030 and Beyond

PHASE 1 - Main Legal Reforms | IN FORCE FROM 1 MAY 2026

1. Information Sheet

- Provide government Information Sheet to all existing tenants
- Deadline 31 May 2026 - confirm done and filed

Penalty: Up to 7,000

2. Section 21 Abolished

- Stop issuing Section 21 notices - now invalid for ALL tenancies
- Use Section 8 grounds for all future evictions

Penalty: Invalid notice + tenant legal challenge

3. Section 8 Possession Grounds

- Ground 1A: Landlord intends to sell
- Ground 6A: Landlord or family moving in
- Ground 7A: Serious anti-social behaviour
- Ground 8: Serious rent arrears
- Serve correct notice period (2 weeks to 4 months by ground)
- No eviction in first 12 months unless mandatory ground applies

4. Periodic Tenancies

- Stop issuing Assured Shorthold Tenancy agreements
- All tenancies now periodic - no fixed end date
- Tenants must give 2 months notice to leave

5. Rent Increases - Section 13

- No rent increase in first 12 months of tenancy
- Maximum one increase per 12-month period
- Serve Section 13 notice at least 2 months before effective date
- Include proposed new rent amount in the notice

Penalty: Tenant can challenge at tribunal

6. Ban on Rental Bidding

- Do not accept offers above advertised asking rent
- Do not request more than one month rent in advance
- Instruct letting agent in writing - their conduct is your liability

Penalty: Up to 7,000

7. Anti-Discrimination Rules

- Do not refuse based on children, pregnancy or benefit income
- Document all refusals with a legitimate written reason
- Brief letting agent - you remain liable for their actions

Penalty: Up to 7,000 first offence | Up to 40,000 repeat offences

8. Right to Request a Pet

- Cannot refuse without a legitimate reason
- Acceptable: leasehold restrictions, property size, allergies
- May require pet insurance as a condition
- Document any refusal in writing immediately

Note: Section 21 abolition does not apply to social rented sector until Phase 2.

PHASE 2 - PRS Regulatory System | LATE 2026 TO 2028 | Prepare Now

Stage 1 - PRS Database Registration (From Late 2026)

- Monitor government announcements for regional rollout date
- Gather full contact details for all landlords on each property
- Confirm address, property type, bedrooms and occupancy per unit
- Ensure Gas Safety Certificate is current
- Ensure EICR (Electrical Installation Condition Report) is current
- Ensure EPC is current and rated at required level
- Budget for annual registration fee - amount to be confirmed

Note: Once registered, data becomes publicly accessible. Tenants can check your compliance.

Stage 2 - PRS Landlord Ombudsman (Expected 2028)

- Membership mandatory - non-compliance is breach of law
- Begin logging all tenant communications with dates now
- Review complaints process - informal resolution expected first
- Watch for scheme administrator announcement (12-18 months before launch)
- Budget for annual Ombudsman fee - amount to be confirmed
- Brief letting agent on Ombudsman obligations

Penalty: Non-membership after launch = breach of Renters Rights Act 2025

PHASE 3 - Decent Homes Standard | 2030 AND BEYOND | Begin Preparing Now

Decent Homes Standard (2035-37)

- Commission full property condition survey
- Check for damp, mould and structural defects
- Ensure heating is functional and adequate
- Budget for major works now - do not wait

Note: Implementation date confirmed after consultation.

EPC C Minimum by 2030

- Check EPC rating of every rental property
- If D, E, F or G - plan improvement works now
- Get updated EPC if certificate is outdated
- Research government energy upgrade grants
- Check MEES exemption if works not feasible

HHSRS Review

- Familiarise with 29 HHSRS hazard categories
- Self-assess properties against categories
- Prioritise: damp, mould, cold, electrical
- Monitor for updated HHSRS framework

Awaab's Law Extension

- Set up written repair reporting process
- Log all requests with dates and responses
- Address damp or mould issues immediately
- Respond to hazard reports in writing
- Check insurance covers hazard remediation

Penalty: Missing timeframes = legal action + enforcement

