



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 1 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 alerts** so you know when the official government-produced information sheet is published (you'll need to give this to your tenants if you have an existing written tenancy agreement)

Think about how you'll update your rent increase processes so they're compliant with the legislation on 1 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 1 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 you'll need to do next

There are other things you'll need to do to ensure you're complying with the new law:

Give your tenant written information about the terms of their tenancy:

For tenancies that started before 1 May 2026 you won't need to change or re-issue any existing written tenancy agreements. Instead, all you'll need to do is send your tenants a government-produced information sheet before 31 May 2026. We'll publish this on our website in March 2026

If your current tenancy is based entirely on a verbal agreement, you'll need to give your tenant a written record of the specific terms of the agreement. You'll have to give this to your tenants in writing on or before 31 May 2026 instead of providing the information sheet. You can access [our guidance](#) on the information you'll need to provide

For tenancies that start on or after 1 May 2026 you'll need to provide your tenants with certain information about the tenancy in writing. You could do this in a tenancy agreement. To help you prepare your tenancy agreement in advance, we've [published details](#) on what must be included

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, before the first phase of reforms are introduced on 1 May 2026

If you need to gain repossession of your property and are a **student landlord**; a **charity or run a 'stepping stone' scheme or similar**; or **own the property through shared ownership**, there are some important actions and timelines you'll need to follow:

Familiarise yourself with what you need to do by reading the 'How to Prepare' section of our [Renting is Changing page](#) if any of the above applies

If you don't comply

It's important that you comply with the new laws when they come into force on 1 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

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

Visit gov.uk/rentingischanging to make sure you're on top of the renting changes.

