

## **Appendix B: Renters' Right Act 2025 – A summary of the key tenancy reforms and landlord legislation.**

The information below, summarises the key tenancy reforms introduced to the Private Rented Sector (PRS) under the Act, and also outlines what the 'landlord legislation' comprises, which take effect from 1 May 2026.

### **Tenancy reforms**

**Abolish section 21 'no fault' evictions** - landlords in the PRS will no longer be able to use section 21 of the Housing Act 1988 to evict their tenants. Landlords will only be able to evict tenants using the grounds in section 8, which has been extended. (this will not apply to the social rented sector until 2026/27).

**Introduce Assured Periodic Tenancies** – most new tenancies and existing tenancies in the PRS will become Assured Periodic Tenancies. This means tenants will be able to stay in their property for as long as they want, or until a landlord serves a valid section 8 notice. Tenants will be able to end their tenancy by giving two months' notice.

**Reformed possession grounds** – landlords will only be able to evict tenants when they have a valid reason. Possession grounds will be extended to make it easier for landlords to evict tenants who commit anti-social behaviour, or who are in serious persistent rent arrears.

**Limit rent increases to once a year** – landlords will have to follow the section 13 procedure and provide the tenant with a notice detailing the proposed rent increase at least two months before it is due to take effect, tenants will be able to challenge them more easily at the Tribunal.

**Ban rental bidding and rent in advance** – landlords and letting agents will not be able to ask for, encourage, or accept an offer that is higher than the advertised rent. Landlords and agents will also not be able to request more than one month's rent in advance.

**Make it illegal to discriminate against renters who have children or receive benefits** – landlords and letting agents will not be able to do anything to make a tenant less likely to rent a property (or prevent them from renting it) because they have children or receive benefits. This includes withholding information about a property (including its availability), stopping someone from viewing it, or refusing to grant a tenancy.

**Require landlords in the PRS to consider tenant requests to rent with a pet** – landlords will have an initial 28 days to consider their tenant's request, and they will have to provide valid reasons if they refuse it.

**Strengthen both local council enforcement and rent repayment orders** - civil penalties will be expanded, and there will be a new requirement for local councils to report on enforcement activity. Rent repayment orders will be extended to superior landlords, the maximum penalty will be doubled, and repeat offenders required to pay the maximum amount.

**New investigatory powers** - giving local councils a stronger ability to inspect properties, demand documents, and access third-party data to crack down on rogue landlords and enforce housing standards more effectively. These came into effect on 27 December 2025.

## **The 'Landlord Legislation'**

Section 107, Renters' Rights Act 2025 imposes a duty on the Council to enforce the Landlord Legislation within their area. The Landlord Legislation is comprised of the following:

### **Chapter 3 of Part 1 of the Renters' Right Act 2025:**

- Prohibits rental discrimination based on children or benefit status, landlords cannot restrict advertising against families with children or benefit claimants or prevent them from enquiring about lets, accessing information, viewing or entering into a tenancy, including adding restrictive clauses to tenancy agreements.

### **Chapter 6 of Part 1 of the Renters' Right Act 2025:**

- Requires stating a fixed rent and bans rent-bidding, landlords cannot invite, encourage or accept offers above the advertised rent.

### **Part 2 of the Renters' Right Act 2025:**

- Establishes rules for residential landlords including definitions, requirements for landlords to join approved redress/ombudsman schemes and the introduction of the national private rented landlord database and duties to enforce registration through civil penalties and preventing unregistered landlord from operating.

### **Sections 1 and 1A of the Protection from Eviction Act 1977:**

- Section 1 makes unlawful eviction a criminal offence and places a duty on local authorities to investigate allegations of unlawful eviction / harassment and where necessary initiate legal action.
- Section 1A allows local authorities to impose a civil penalty for offences committed under section 1.

### **Chapter 1 of Part 1 of the Housing Act 1988:**

- Defines the legal framework for assured tenancies and sets core rules on:
  - I. Security of tenure: tenants can only be evicted if the landlord proves a statutory ground for possession. Tenancies will no longer have a fixed term and continue as a statutory periodic tenancy.
  - II. Possession: statutory mandatory and discretionary grounds are expanded and defined, section 8, Housing Act 1988.
  - III. Rent provisions: new rules for rent increases included a statutory procedure that must be followed and tenants can challenge them at Tribunal. Also, prohibits rent in advance (except for the initial rent amount).
  - IV. Other rights include banning discrimination against families with children and benefits claimants, tenants can't be pressured to offer rents above what advertise, landlords must consider requests for pets.