

Renters' Rights Act 2025 – Key Changes for Private Landlords

Applies in England – phased implementation from 1 May 2026

Tenancy Structure

- End of Fixed-Term Tenancies: All Assured Shorthold Tenancies (ASTs) abolished. From 1 May 2026, all tenancies become open-ended Assured Periodic Tenancies.
- Tenant Notice: Tenants can end a tenancy anytime with 2 months' notice.
- Landlord Possession: No more Section 21 'no-fault' evictions. Possession only via updated Section 8 grounds.

Rent Rules

- Rent Increases: Limited to once per year via statutory Section 13 process. Tenants can challenge increases at the First-tier Tribunal.
- No Rent Bidding: Landlords cannot accept offers above advertised rent.
- Advance Rent: Maximum one month's rent upfront.

Tenant Rights

- Pets: Tenants have a right to request pets; landlords must consider reasonably. Insurance for damage may be required.
- No Discrimination: Illegal to refuse tenants with children or those on benefits.

Property Standards

- Decent Homes Standard extended to private rentals.
- Awaab's Law applies: strict deadlines for fixing damp and mould hazards.

Compliance & Administration

- Private Rented Sector Database: Mandatory landlord and property registration (rolling out late 2026).
- Landlord Redress Scheme: Compulsory membership for dispute resolution without court.
- Written Tenancy Terms: Landlords must provide compliant written agreements and government info sheets.

Key Dates

- 1 May 2026: Main reforms start (tenancy changes, rent rules, pet rights).
- Late 2026: PRS Database and Ombudsman launch.
- 2027–2030: Full rollout of property standards and enforcement.

What landlords should do now

- Review tenancy agreements and update templates.
- Plan rent reviews before new limits apply.
- Audit property standards for compliance.
- Prepare for registration and redress scheme membership.

Official GOV.UK Guidance

- Tenancy reforms: <https://www.gov.uk/private-renting>
- Rent rules: <https://www.gov.uk/rent-increases>
- Pets in rentals: <https://www.gov.uk/private-renting-pets>
- Property standards: <https://www.gov.uk/housing-health-and-safety>

Scan the QR code below for GOV.UK Renters' Rights guidance:



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