



2026

# Renters' Rights Act

Landlord Compliance **Checklist**

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# 2026 RENTERS' RIGHTS ACT

## Landlord Compliance Checklist

### 1. Deposit & Financial Compliance

- Deposit protected in a government-approved scheme
- Prescribed information served correctly
- No more than 1 month's rent in advance requested *(from 1 May 2026)*
- No rental bidding - you **must not ask for or accept** offers above the advertised rent

### 2. Safety Certificates

- Gas Safety Certificate (annual)
- Electrical Installation Condition Report (EICR) *(every 5 yrs)*
- EPC - Energy Performance Certificate (E) *(will later rise to C - MEES consultation addressed)*
- Smoke alarms tested & working
- Carbon monoxide alarms where required

### 3. Tenancy Documentation

**For new tenancies** *(from 1 May 2026):*

- Provide written tenancy information *(government-set info & terms)*
- Use Assured Periodic Tenancy format - no fixed terms

**For existing tenancies:**

- Provide the official Information Sheet by *31 May 2026*
- For verbal agreements: issue written summary of key terms

### 4. Rent Rules

- Rent increases limited to once per year
- Use new Section 13 process only
- Give 2 months' notice of rent increase

### 5. Ending Tenancies (Possession Rules)

- Section 21 abolished *(from 1 May 2026)*
- Only use reformed Section 8 grounds for possession
- Keep evidence for rent arrears, anti-social behaviour, sale/occupation grounds, and maintenance logs to defend any disrepair or retaliatory eviction *(Deregulation Act)* claims
- Check new prescribed forms before serving notice

### 6. Anti-Discrimination Duties

- No banning tenants based on: *Children / Benefits/ Universal Credit*
- No withholding viewings or info from those groups

### 7. Pets (Tenant Requests)

- Respond within 28 days to pet requests
- Give a valid reason for refusal *(if refusing)*

### 8. Local Authority Enforcement & Records

- Maintain clear documentation for: *Licensing (HMO etc.), Safety certificates, repairs history, rent payments*
- Be aware that councils have stronger investigatory powers *(from Dec 2025)*

### 9. PRS Database (Late 2026) mandatory

**Prepare to register:**

- Landlord contact details
- Property details *(type, bedrooms, occupancy, etc.)*
- Safety info: *Gas, EICR, EPC*
- Pay annual registration fee

*(Registration mandatory for all PRS landlords)*

### 10. Ombudsman (Mandatory 2028)

- Prepare to join the new PRS Landlord Ombudsman
- Keep records of complaints & communications for future compliance

### 11. Future Standards (Phase 3 - TBC)

- Plan for Decent Homes Standard requirements *(2035/2037)*
- Prepare for Awaab's Law hazard-response timeframes
- Monitor EPC upgrades toward EPC C by 2030 *(subject to consultation)*