



Renters Rights Act – Timeline & Checklist

Date	Legislation	Actions	✓
27 th December, 2025	New measures for enforcement and investigatory powers for local councils	Ensure that landlords are aware of these changes and the new fines councils can impose.	
January, 2026	Draft tenancy agreement wording available	Update template tenancy agreements ready for the new tenancy type	
March, 2026	Tenant comms and guidance available	Issue information and guidance to tenants, explaining what the changes mean for them	
Phase one: 1 st May, 2026	"No-fault" Section 21 evictions abolished	Ensure any Section 21s have been served before this date. Ensure landlords are aware of this change	
	Transition from assured shorthold tenancies (ASTs) to Assured Periodic Tenancies (ATs)	Ensure all parties are aware of this Update tenancy agreements	
	Written statement of terms and government leaflet must be issued to tenants within 30 days	Ensure documents are issued to tenants before the deadline	
	Rent increases limited to once per year via Section 13	Ensure landlords are aware of how rent increases must now work	
	Rental bidding wars and rent in advance banned	Amend rental pricing strategy if necessary	
	Discrimination against families or benefit recipients banned	Ensure listings do not include blanket statements banning families/recipients of benefits	
	Tenants are able to request pets, landlords must consider those requests	Ensure listings do not include blanket statements banning pets	
Phase two: Late 2026 (estimated)	PRS database introduced on a regional basis	Ensure all landlords are registered	
	PRS landlords ombudsman introduced	Ensure landlords are registered or they may face a fine	
Phase three: From 2035 (estimated)	The Decent Homes Standard will apply to the PRS	Inspect all managed properties and ensure they meet the requirements	
	Awaab's Law will apply to the PRS	Ensure landlords are aware of the new laws in place	
	The minimum EPC for all rented properties will be raised to C	Inspect all managed properties and ensure they meet the requirements. Inform landlords if their property is below a C EPC rating	