

The Renters' Rights Bill is being described as the biggest shake up in Lettings legislation in the last 30 years. This document provides a summary of the most important changes that the Renters' Rights Bill is bringing in.

The Renters' Rights Bill recently received Royal Assent and the government has today (14th November 2025) confirmed the Act will be introduced in 3 phases. Phase 1 will come into force on 1st May 2026.

It's important to remember that the purpose of the Bill is to address "rogue practices," not to punish responsible landlords.

Key Provisions of the Renters' Rights Bill

1. Tenancy Terms

- All tenancies are assured periodic tenancies, continuing indefinitely until terminated by tenant or landlord notice.
- Landlords must provide tenants with a written statement of tenancy terms in a government-specified format.

2. Rent Regulations

- Rent periods can only be monthly or less, with no advance payments beyond one month allowed. It is thought that tenancies that pre-date the Renters Rights Bill can have rent in advance clauses and rely on them.
- Rent increases are limited to once annually via a statutory s13 notice, specifying a new market rent and a payment date at least two months in the future.
- Tenants can contest rent increases through the First-Tier Tribunal (FTT) without a fee.

3. Discrimination

- Landlords cannot discriminate against tenants based on children living/visiting the property or receipt of state benefits unless justified by legitimate reasons (e.g., overcrowding or inability to afford rent).

4. Pets

- Landlords cannot unreasonably refuse a tenant's request to keep a pet. Requests must be responded to within 28 days. If refused unreasonably, tenants can complain to the redress scheme or keep the pet and defend against eviction.

5. Rent Bidding

- Rental adverts must specify a fixed rent amount. Tenants cannot be encouraged to bid above the advertised rent.

6. Landlord Obligations

- Landlords must join the Private Rented Sector Database and Landlord Redress Scheme before marketing properties.
- Database identification numbers must be included in advertisements.

7. Property Standards

- The Decent Homes Standard will be implemented, allowing local authorities to issue fines for serious failings.
- Awaab's law requires landlords to address damp and serious hazards promptly, with penalties for non-compliance.



8. Enforcement

- Local authorities have increased investigatory powers, including warrantless entry to property businesses and removal of documents.
- Offences under the RRB can result in civil penalties ranging from £7,000 to £40,000 for repeat offences.
- Tenants can apply for Rent Repayment Orders for up to 24 months of rent for offences.

9. Tenancy Termination

- Tenants can terminate their tenancy with a two-month written notice.
- Landlords will no longer be able to use a section 21 to terminate tenancies and will use the new strengthened s8 notice with specific grounds for possession.

Implementation Timelines

1. 27 October 2025

Royal Assent granted, allowing regulation-making.

2. 27 December 2025

Automatic commencement of non-discrimination provisions, new investigatory powers, and exemptions to certain tenancies.

3. 1st May 2026 - Phase 1

Core provisions implemented, including ending s21 notices, fixed terms, new rent increase rules, and pet permissions.

4. From late 2026 - Phase 2

Regional roll out of PRS database and landlord Ombudsman scheme

5. Phase 3 - dates yet to be announced

Introducing a new Decent Homes Standard and extension of Awaab's law in the PRS.



Summary of Grounds for Possession

The document lists various grounds for possession, including landlord's need to occupy, selling the property, tenant's serious offenses, rent arrears, breach of contract, and property redevelopment. Notice periods range from no notice to four months, depending on the ground. Once the details are formally confirmed by the Government we will update you.

Enforcement and Penalties

Local authorities are required to enforce new offenses under the RRB, with increased powers to investigate and impose penalties. Tenants can seek redress through the FTT or redress schemes for violations.

For more information please contact your local Frost office or see frostweb.co.uk