

10 INDISPUTABLE **RENTERS' RIGHTS BILL** REALITIES (EVERY LANDLORD NEEDS TO KNOW)

The Renters' Rights Bill is the most significant reform the private rented sector (PRS) has seen since the Housing Act of 1988. Here's what you need to know about the changes...

1 **SECTION 21 ABOLISHED**

The Renters' Rights Bill will ban Section 21 'no-fault' evictions to give renters greater security in their homes. Section 8 will now become the main way to evict tenants and grounds for possession have been updated and expanded.

2 **PERIODIC TENANCIES REPLACE ASTS OVERNIGHT**

All fixed-term assured shorthold tenancies (ASTs) will convert to periodic tenancies overnight. Any contract you sign now will immediately become a periodic tenancy once the Bill becomes law, rather than running for the duration agreed in the contract.

3 **RENT INCREASES LIMITED TO ONCE PER YEAR**

Serving a Section 13 notice once per year will be the only way to raise the rent now ASTs are being abolished. Rent review clauses, renewals and written agreements will be no more.

4 **TENANTS CAN CHALLENGE RENT INCREASES**

Tenants can use a first-tier tribunal service to appeal rent increases they think are unfair. As of late February 2025, there are no plans to backdate rent increases.

5 **DECENT HOMES STANDARD ESTABLISHED**

Private rental homes need to meet minimum standards. If you fall below these standards can be fined up to £7,000 by local councils and may face prosecution.





6 AWAAB'S LAW INTRODUCED

Initially part of the Social Housing (Regulation) Act, this law means you must follow strict timescales to address health hazards, such as damp and mould.

7 BIDDING WARS BANNED

You must advertise a fixed asking rent and cannot accept offers above this price.

8 MORE FREEDOM TO HAVE PETS IN LETS

Tenants will have more freedom to request a pet. However, you can require a tenant to have some form of pet insurance.

9 DIGITAL DATABASE & PROPERTY OMBUDSMAN SET UP

A new digital database will provide transparency on landlord compliance. The property ombudsman will provide a fair and resolution service to settle disputes without the need for court involvement.

10 TENANT DISCRIMINATION BANNED

You can't refuse tenants just because they have children or are receiving benefits.

TIMELINE OF THE RENTERS' RIGHTS BILL

