

Renters' Rights Act landlord checklist

England · Checked against official sources on 10 October 2026

For private assured tenancies in England. Tick each item once it is done or you have confirmed it does not apply. This is general information, not legal advice.

Tenancies and ending them

From 1 May 2026 every private assured tenancy in England is periodic, and you can only end one using a section 8 ground.

- ☐ **From 1 May 2026**
Stop using fixed-term or assured shorthold tenancy agreements. Existing assured shorthold tenancies became assured periodic tenancies automatically, and an end date in a new agreement does not apply.
- ☐ **From 1 May 2026**
Do not serve section 21 notices. To end a tenancy, use a section 8 ground and give the notice that ground requires.
- ☐ **From 1 May 2026**
You cannot ask the tenant to leave under Ground 1 or Ground 1A within the first 12 months of the tenancy. Ground 1 covers you or a family member moving in and Ground 1A covers selling; both need 4 months' notice.
- ☐ **From 1 May 2026**
If you gain possession under Ground 1 or 1A, do not let or market the property for 12 months from the date given in your notice.
- ☐ **From 1 May 2026**
For rent arrears under Ground 8, check at least 3 months' rent (13 weeks' for weekly or fortnightly rent) is owed both when you serve notice and at the hearing, and give 4 weeks' notice.
- ☐ **From 1 May 2026**
Plan for tenants being able to leave at any time by giving you 2 months' notice.

Advertising and rent

The Act controls how rent is advertised, how much can be taken up front and how often it can rise.

- ☐ **From 1 May 2026**
Advertise one specific rent, not a range, and do not ask for, encourage or accept offers above it. A first offence can mean a fine of up to £7,000.
- ☐ **From 1 May 2026**
Take no rent before the tenancy agreement is signed, and between signing and the start date take no more than one month's (or 28 days') rent.
- ☐ **From 1 May 2026**
Raise rent at most once a year, never in the first year, by serving Form 4A at least 2 months before the new rent starts.
- ☐ **From 1 May 2026**
Stop relying on rent review clauses. A clause agreed before 1 May 2026 that would take effect after it no longer applies, so use the Section 13 process instead.

Tenants' rights

Two rules change how you choose tenants and respond to their requests.

- ☐ **From 1 May 2026**
Reply in writing to a tenant's request to keep a pet within 28 days, or within 7 days of receiving any further information you asked for. You cannot refuse without a fair reason.
- ☐ **From 1 May 2026**
Do not refuse tenants, or treat them less favourably, because they have children or receive benefits. Fines go up to £7,000.

Paperwork

Two of these deadlines have already passed. If you missed one, act now and keep a record of what you sent and when.

- ☐ **Before every new tenancy**
Give the tenant the key terms of the tenancy in writing before you sign or agree it. Failing to do so can mean a fine of up to £7,000.
- ☐ **By 31 May 2026**
Give every tenant named on an existing written tenancy agreement a copy of The Renters' Rights Act Information Sheet 2026.
- ☐ **By 31 May 2026**
Give tenants on an existing verbal tenancy a written statement of its terms.
- ☐ **Within 30 days of taking a deposit**
Protect the deposit in a government-backed scheme and give the prescribed information. A court can only make a possession order on most grounds once both are done.

Coming next

These parts of the Act have not started yet. The dates are the government's current plans and may change.

- ☐ **From 15 December 2026, region by region**
Register yourself and each rental property on the new private rented sector database. The government says rollout starts in the West Midlands, the last regional deadline is 14 November 2027, and there will be an annual fee of £65 per property.
- ☐ **Expected 2028**
Join the new private landlord ombudsman once membership becomes mandatory.
- ☐ **By 2035**
Bring every rental property up to the new Decent Homes Standard.
- ☐ **Date to be confirmed**
Prepare for Awaab's Law, which will set deadlines for fixing damp, mould and other hazards in private rented homes once the government has consulted.