



The Landlord's Guide To The Renters' Rights Act

What Every Landlord Needs To Know

Your essential guide to staying compliant under the new rental rules.

Introduction

In October 2025, the Renters' Rights Act became law marking the biggest shake-up to private renting in a generation.

The government's goal? To give tenants more security whilst making sure good landlords can still manage their properties fairly and profitably.

If you let property in England, whether one home or a portfolio, this Act affects you. From the end of Section 21 evictions to new property standards and mandatory registration, you'll need to update how you manage rentals in 2026.

But don't panic. Most responsible landlords are already doing the right things, this guide simply helps you understand the changes and prepare early, so you can stay compliant and confident.

Key Facts

- Royal Assent: October 2025
- Implementation from 1st May 2026
- Affects all private landlords in England
- Focuses on fairness and professionalism

Timeline: 3 Stage Rollout

Understanding the rollout schedule is crucial for planning ahead. Here's exactly when each major change takes effect:

1 May 2026 — Renters' Rights Act Comes Into Force

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- Periodic tenancies
- Section 21 abolished
- Cap on rent in advance
- Anti-discrimination measures
- Ban on rental bidding
- Annual rent increases via section 13 notices
- Tenant's rights to request a pet

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Late 2026 — Landlord Ombudsman & PRS Database Rollout

- All landlords must join the Private Rented Sector Ombudsman
- Launch of the PRS Database, requiring all landlords to register properties
- Enforcement begins once rollout completes

2035–2037 (TBC) — Decent Homes Standard & Awaab's Law

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- Introduction of the Decent Homes Standard to the private rented sector
- Implementation of Awaab's Law
- Timing will be confirmed following a Government consultation expected in 2035 or 2037

📅 **Now is the time to prepare** — major reforms take effect from 1 May 2026, with further requirements rolling out in late 2026 and beyond.

The 5 Biggest Changes For Landlords

These are the fundamental shifts that will reshape how you manage your rental properties. Each change requires careful attention and proactive planning.

No-Fault Evictions Abolished

Section 21 is gone. You'll now need a valid reason ("ground for possession") to end a tenancy, such as rent arrears, selling, or moving in yourself.

👉 Evictions will take longer, so good record-keeping and clear communication are essential.

All Tenancies Become Periodic

Fixed-term ASTs are replaced with open-ended tenancies. Tenants can leave with 2 months' notice at any time. You can still regain possession, but only for a legitimate reason under Section 8.

👉 Update tenancy templates and remove end-date clauses.

Rent Increases Once Per Year

You can raise rent only once every 12 months, with at least 2 months' written notice (using the official Section 13 form). Tenants can challenge an increase that's above market rate.

👉 Base increases on market evidence and document everything.

Mandatory Landlord Portal & Ombudsman

All landlords must register every property on the Private Rented Sector Database and join the Private Rented Sector Ombudsman for dispute resolution. Failure to do so may lead to fines up to £30,000.

👉 Think of it as a simple annual registration to prove professionalism.

New Decent Homes Standard

Private rentals must meet minimum living standards: safe, warm, free from damp, and in a good state of repair. Councils can fine up to £7,000 for non-compliance.

👉 Implementation TBC with consultation expected in either 2035 or 2037

The Pet Policy Changes

Blanket "no pets" clauses are no longer valid under the new legislation. This represents a significant shift in how landlords must approach pet requests from tenants.

- Tenants can request a pet, and landlords must not unreasonably refuse
- You can't charge an extra "pet deposit" beyond the standard deposit limits
- Reasonable conditions (cleaning, repair obligations) are allowed
- You may require additional insurance or references



Expert Tip: Being pet-friendly can widen your tenant pool and reduce void periods.

What Landlords Should Do Now

Taking action now will ensure you're ahead of the curve when enforcement begins. Use this comprehensive checklist to prepare your properties and processes for the new regulatory environment.

Review All Tenancy Agreements

Remove Section 21 and fixed-term clauses from your standard agreements. Consult with a solicitor or letting agent to ensure your new templates are compliant with periodic tenancy requirements.

Audit Properties Against Decent Homes Standard

Conduct thorough inspections of every property in your portfolio. Check for damp, mould, inadequate heating, poor insulation, and outstanding repairs. Create a prioritised action plan for remedial works.

Plan Registration for Landlord Portal & Ombudsman

Gather necessary documentation for each property now. This includes EPCs, gas safety certificates, electrical reports, and proof of deposit protection. Research approved ombudsman schemes.

Prepare New Rent Increase Letters

Familiarise yourself with the Section 13 format and requirements. Gather market evidence for your rental areas to justify any planned increases. Plan your timing carefully to align with the 12-month cycle.

Build a Digital Paper Trail

Implement robust record-keeping systems for all maintenance requests, repairs, rent payments, and tenant communications. This documentation will be crucial if you ever need to pursue possession proceedings.

Connect with Local Letting Experts

Build relationships with professional letting agents and property consultants who can guide you through the transition. Their expertise can save you significant time, money, and stress.

How a Letting Agent Can Help

Working with a professional letting agent takes the stress out of compliance. As regulations become increasingly complex, partnering with experts who navigate these changes daily can be invaluable for protecting your investment and ensuring peace of mind.



Legal Compliance

Keep your tenancies and notices legally correct with up-to-date templates and processes that reflect the latest legislation.



Property Standards

Manage repairs, inspections, and Decent Homes checks with regular property visits and maintenance coordination.



Rent & Arrears Management

Handle rent reviews, arrears cases, and possession processes professionally and efficiently, maximising your rental income.



Portal Registration

Register your property on the new Landlord Portal and ensure all required documentation is submitted correctly and on time.



Ongoing Updates

Ensure you remain compliant as the rules evolve with regular updates on legislative changes and best practice guidance.



Risk Mitigation

Protect yourself from fines, penalties, and legal challenges with proactive compliance management and expert advice.

Need Help Navigating The New Renters Rights Act?

Book a **Free Landlord Consultation** with our compliance experts and receive tailored guidance for your specific situation.

Review Your Agreements

We'll examine your current tenancy agreements and identify any clauses that need updating for compliance with the new Act.

Identify Risk Areas

Our experts will assess your properties and processes to pinpoint potential compliance issues before they become problems.

Get Tailored Advice

Receive personalised recommendations to keep you compliant and confident as regulations continue to evolve.

 **0208 286 4073**

Call us today to book your free consultation

 **info@sharpestates.com**

Email us with your questions and availability

