

Renters Reform Guidance

1st May 2026 (Phase 1)

Applies to all new tenancies from this date:

- Section 21 abolished.
- All new tenancies become periodic.
- New notice periods apply.
- New rent increase rules apply.
- Pet requests become a statutory right.
- No DSS / No children bans prohibited.
- Marketing rules tightened.
- Landlord Database (Property Portal) becomes mandatory for new tenancies.

Late 2026 (Phase 2)

- Database requirements extend to existing tenancies.
- Additional guidance and enforcements introduced.

Landlord Database

In force from the 1st May 2026 for new tenancies & Late 2026 for existing tenancies Landlords must

- Register themselves on the national database.
- Register each rental property they let.
- Upload compliance documents (EPC, Gas Safety, EICR, deposit info, etc.).
- Renew and update information annually.
- Ensure registration before marketing or letting a property.

Penalties for non-compliance

- Civil penalties
- Rent Repayment Orders
- Inability to serve a valid possession notice

Advertising & Letting Rules (1st May 2026)

- No "No DSS / No children" bans.
- No bidding wars or rent auctions.
- All marketing must be fair, transparent, and non-discriminatory.

.

Key Legal Changes {With Dates}

End of Section 21 (1st May 2026)

- No more "no-fault" evictions.
- All possession must use Section 8 grounds.

All New Tenancies Become Periodic {1st May 2026}

- No fixed terms.
- Tenancies roll monthly from day one. (tenants must give 2 months' notice)

New Notice Periods {1st May 2026} Ground for Possession & Notice required

- Landlord selling the property, notice required, 4 months
- Landlord or close family moving in, notice required, 2 months
- Serious rent arrears (2+ months or repeated arrears) notice required, 2 weeks
- Anti-social behaviour (will need clear evidence and records) notice required, Immediate to 2 weeks
- Mortgage lender repossession, notice required, 2 months
- Tenant notice to end tenancy, 2 months' notice required

Rent Increase Rules {1st May 2026}

- Rent can only be increased once every 12 months.
- Must use the Section 13 notice.
- Tenant must receive 2 months' notice.
- Increase must be reasonable and market-aligned.
- Tenants may challenge increases at the Tribunal.

Pets {1st May 2026}

- Tenants have a legal right to request a pet.
- Landlords must not unreasonably refuse.
- Landlords may require pet damage insurance.
- A written pet policy is recommended.