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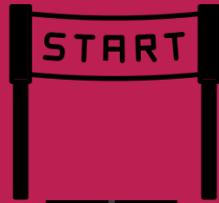
Renters' Rights Act 2026:

The Renters' Rights Act 2026 will bring changes to tenancies starting 1 May 2026.

[Read the latest updates here.](#)

Implementation Roadmap

(Phase 1 - 1st May 2026)



ALL PRIVATE TENANCIES (NEW AND EXISTING) MOVE TO THE NEW PERIODIC TENANCY SYSTEM.

Key changes include:

- Periodic tenancies become standard
- Section 21 “no-fault” evictions abolished
- Cap on rent in advance
- New anti-discrimination rules
- Ban on rental bidding
- Rent increases only once a year via Section 13
- Tenant rights to request a pet

EXISTING TENANCIES:

- Do not need a new agreement
- Tenants must be given a government information sheet explaining the changes

IMPORTANT FOR SECTION 21 NOTICES:

- Notices served before 1 May 2026 remain valid until they expire (6 months) or tenant leaves
- After 1 May 2026, Section 21 cannot be used

(Phase 2 - Late 2026)

- Landlord Ombudsman membership becomes mandatory
- New Private Rented Sector (PRS) Database rolled out

(Phase 3 - Timing to be confirmed)

Future reforms to improve housing standards:

- Decent Homes Standard in the PRS
- Awaab's Law
- Consultation expected in 2035 or 2037

**Read the rest of the document to
know all the detailed rules.**



Key Features of the Act (Core Elements)

ABOLITION OF SECTION 21 “NO-FAULT” EVICTIONS – BEGINS 1ST MAY

- Landlords can no longer evict tenants without a valid reason.
- Evictions must follow specific grounds under Section 8.
- Landlords can still serve Section 21 notices up **until 30 April 2026**.
- **If a Section 21 notice is validly served before 1 May, possession claims can still go to court — but only if the court case is started by 31 July 2026.**
- After that date, evictions must be made using Section 8, with defined legal grounds.

NOTICES – BEGINS 1ST MAY

- Grounds under Section 8 have been expanded including Grounds 1 and 1A , so you can sell your property or move back in.
- The notice period for Grounds 1 and 1A has been extended to **4 months**.
- Where a Tenant is in rent arrears, the notice period **required from the Landlord is 4 weeks**. The Tenant must have accumulated 3 months' arrears before notice can be served.

MANDATORY REGISTRATION & DECENT HOMES STANDARD – BEGINS LATE 2026

- Landlords must register with the **National Landlord Database** and **The Private Rented Sector Ombudsman**.
- Properties must meet the minimum Decent Homes Standard and Awaab's Law.
- Landlord registration and joining the Ombudsman: from late 2026, with full ombudsman membership expected by 2028.
- Decent Homes Standard + Awaab's Law for private rentals: later, likely 2035–2037 (still under consultation).

RENT INCREASES CONTROLLED BY SECTION 13 – BEGINS 1ST MAY

- Rent can only be increased **once every 12 months** via S13 notice and must reflect market levels.
- **Section 13 carries a 2 month notice.**
- Tenants will have the right to challenge excessive rent increase via the First-Tier Tribunal.

RENT PAYMENTS – BEGINS 1ST MAY

- **Payments in advanced are not allowed.**
- Initial rent: maximum 1 month at commencement of tenancy.
- Tenancy periods are monthly rolling.
- Fixed term will be abolished.



BIDDING – BEGINS 1ST MAY

Landlords **will not** be able to accept rental offers above the advertised asking price.



Guidance for Landlords

- Review and update tenancy agreements to comply with Renters' Rights Act.
- Ensure compliance with Decent Homes Standard and Awaab's Law.
- Familiarise yourself with new grounds for eviction.
- Take up a Rent Protection Policy via your letting agent to protect your investment and income.
- Landlords should be prepared to accept Tenant's pets.