



The Renters' Rights Act 2025

What Landlords Need to Know

Winkworth

for every step...

The Renters' Rights Act 2025

The Renters' Rights Bill has now passed through Parliament and received Royal Assent, making it the Renters' Rights Act 2025.

The Government has confirmed that there will be sufficient notice for landlords and agents to prepare, and that not all measures will come into force immediately. Current commentary suggests that the bulk of the tenancy-system changes are likely to take effect in early 2026.

Key reforms expected to take effect first include:

- Abolition of Section 21 “no-fault” evictions
- Introduction of rolling (periodic) tenancies to replace fixed-term ASTs
- New rules governing rent increases, including limits on frequency and enhanced tenant rights to challenge increases

Other measures — such as the creation of a national landlord database, mandatory Ombudsman membership, and the extension of the Decent Homes Standard into the private rented sector — are expected to be phased in over the following year(s).

What this means for landlords:

You should begin reviewing tenancy agreements, systems, and property standards now. The penalties for non-compliance will be significant, and enforcement powers will sit with local authorities. This leaflet highlights the key areas where landlords will need to adapt.

Landlords' Responsibilities

Evictions: No more Section 21

Section 21 “no-fault” evictions will be abolished. You may only recover possession through one of the statutory Section 8 grounds, such as selling the property or tenant arrears. Using the wrong ground or notice will cause costly delays. Correct legal process will be critical.

Tenancies: Rolling monthly contracts

All tenancies will become rolling monthly (periodic) contracts. You cannot require fixed terms or break clauses. Tenants can leave with two months' notice; landlords must rely on valid possession grounds. Plan for more flexible tenancy turnover.

Rent: One increase per year

You can raise rent only once per year, with two months' written notice. Rent clauses in agreements will no longer apply. Tenants can challenge increases at the Tribunal, so evidence of fair market rent will be essential. Transparency in rent reviews is key.

Bidding: No rent bidding

It will be unlawful to invite or accept bids above the advertised rent. Marketing must show a clear asking rent, and this figure cannot be exceeded through negotiation. Ensure advertising processes comply with this requirement. Breaches risk penalties and reputational harm.

Pets: Fair requests only

Tenants will have a statutory right to request permission to keep a pet. You must respond in writing within 28 days. Refusals must be based on legitimate reasons such as restrictions in a superior lease. The Commons have removed the earlier proposal to require pet insurance. Blanket bans are no longer lawful.

Discrimination: No DSS/children bans

It will be unlawful for landlords to discriminate against applicants on the basis of benefits or children. Clauses in mortgages, insurance policies, or head leases that require such discrimination will no longer be valid. Any indirect or unjustified discrimination could expose landlords to regulatory action.

Database & Redress: Mandatory membership

You must register yourself and your properties on the national landlord database before letting. You must also join the Ombudsman scheme. This creates transparency and accountability across the sector. Non-membership could prevent lawful letting and will result in penalties.

Rent in Advance: Limits apply

You cannot require multiple months' rent in advance beyond the deposit and first month's rent. Rent cannot be accepted until the tenancy agreement is signed. If you previously relied on advance rent as a safeguard, speak to your office about alternative risk-management tools such as guarantors or rent guarantee insurance.

Standards: Decent Homes & Awaab's Law

You must meet the Decent Homes Standard in your properties. Awaab's Law also imposes strict time limits for addressing hazards such as damp and mould. Proactive inspections and timely repairs are essential. Local authorities can fine for non-compliance.

Penalties: Fines & repayment

Local authorities will enforce compliance through fines of up to £40,000 and Rent Repayment Orders of up to 24 months' rent. Membership of the database and Ombudsman will also be monitored. Failure to comply risks financial and reputational damage.

Student tenancies: Notice timelines

For non-purpose-built student properties, landlords must ensure the tenant is a full-time student at the start of the tenancy (or reasonably expect them to become one). A written notice of intent to recover possession must be given before the tenancy begins. The tenancy must be signed no earlier than six months before its start date, and landlords must give at least four months' notice, ending between 1 June and 30 September, with the intention to re-let to another student.

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