

Renters’ Rights Act 2025 Implementation Timeline



27 October 2025: Received Royal Assent

- The Bill became the **Renters’ Rights Act 2025**
- Implementation planning and regulatory preparation began



27 December 2025: Early enforcement measures

- Local authorities gained enhanced investigatory and enforcement powers
- Mandatory reporting arrangements began



30 April 2026: Section 21 transition deadline

- Last date for Section 21 notices under old regime



1 May 2026: Phase 1 reforms came into force

- All fixed-term tenancies became **Assured Periodic Tenancies**
- Section 21 'no-fault' evictions were abolished
- Rent increases limited to **once per year**
- Rental bidding wars were banned
- Ban on rent in advance beyond one month
- New rights for tenants to request pets came into effect
- **Ban on discrimination** (children, benefits)
- Stronger local council enforcement powers



By 31 May 2026: Communication with tenants

- Landlords were required to provide government information to tenants explaining the new regime



By 31 July 2026: Section 21 notices

- Section 21 claim forms deadline



Late 2026: Phase 2 expected

- The **PRS Landlord Database** is expected to launch
- The **PRS Ombudsman** is expected to launch
- Mandatory registration & membership requirements to follow



Future (Date TBC): Phase 3

Further property standards reforms expected:

- Introduction of **Decent Homes Standard for PRS**
- Extension of **Awaab’s Law** to the private rented sector

Want more information?
Download our **Renters’ Rights
Guide** for more details 



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For specific guidance, please refer to the official [government resources](#).

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