Fleet Mortgages

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

15 December 2026: PRS Database

- **Register your rental property** launches, starting in the West Midlands
- Registration will be mandatory for all private sector landlords in England
- Landlords will need to pay a fee of £65 per property per year

Late 2026: Phase 2 expected

- 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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Renters' Rights Act 2025
A Guide for Advisers

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For specific guidance, please refer to the official government resources.

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