

Renters' Rights Act 2025

Key Dates & Phases

27 October 2025: Received Royal Assent

- Became the **Renters' Rights Act 2025**
- Regulations and enforcement authority preparation begins

27 December 2025: First Implementation Wave

- **End of "AST trap"** (long leases >21 years no longer assured)
- Local authorities gain new investigatory powers
- Mandatory reporting to Secretary of State begins

30 April 2026: Section 21 notices

- Last date for Section 21 notices under old regime

1 May 2026: Phase 1

- All fixed-term tenancies become **Assured Periodic Tenancies**
- Section 21 abolished (no-fault evictions end)
- Rent increases limited to **once per year**
- Ban on rental bidding wars
- Ban on rent in advance beyond one month
- Tenants gain right to request pets
- **Ban on discrimination** (children, benefits)
- Stronger local council enforcement powers

By 31 May 2026: Communication with tenants

- Landlords must send government info leaflet to tenants

By 31 July 2026: Section 21 notices

- Section 21 claim forms deadline

Late 2026: Phase 2

- Launch of **PRS Landlord Database** (mandatory registration)

2028: Phase 2

- Establishment of **PRS Ombudsman** (mandatory membership)

2035? Phase 3

- Introduction of **Decent Homes Standard for PRS**
- Extension of **Awaab's Law**

Want more information?

Download our **Getting Landlords Renters' Rights Ready Guide** for more details >>

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