

Renters' Rights Act 2025 Key Dates & Phases



- 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: Section 21 notices

• 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)
- 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.