



Renters' Rights Act: Landlord Checklist

Renting is changing. Reforms to the private rented sector in England are bringing in new rights and responsibilities for landlords, letting agents and tenants.

The first phase of reforms will be implemented on 1 May 2026. We will introduce a new tenancy system, including an end to Section 21 'no-fault' evictions, alongside measures to end rental bidding, rental discrimination and rent in advance.

Other measures, like the PRS Database and PRS Ombudsman, will be implemented in later phases.

You can find out more about the timing of our reforms through our implementation roadmap at [gov.uk/government/publications/renters-rights-act-2025-implementation-roadmap](https://www.gov.uk/government/publications/renters-rights-act-2025-implementation-roadmap).

What you need to do to get ready for implementation

As a landlord, we know you need time and support to prepare your business for the Renters' Rights Act. Here's a simple checklist of what you need to do to make sure you're on top of the changes:

Read the new [GOV.UK guidance](#) to familiarise yourself with the changes

If your current tenancy started before 1 May 2026 and has an existing written tenancy agreement, you'll need to give your tenants the official government-produced [Information Sheet](#). You've got until 31 May 2026 to provide this to all your tenants, either digitally or on paper

If your current tenancy started before 1 May 2026 and is based entirely on a verbal agreement, you'll need to give your tenants a written record of the specific terms of the agreement. You'll need to do this on or before 31 May 2026 instead of providing the Information Sheet. You can access [our guidance](#) on the information you'll need to provide

If you have a tenancy that starts on or after 1 May 2026, you'll need to provide your tenants with certain information about the tenancy in writing. You could do this in a written tenancy agreement. We've [published details](#) on what information must be provided, so you have time to update your tenancy agreement templates before 1 May 2026

Familiarise yourself with the [new tenancy forms](#), to help you prepare for their introduction on 1 May 2026





Think about how you'll update your rent increase processes so they're compliant with the legislation on 1 May 2026

Plan how you'll update your website – if you have one – and any internal documents to reflect the new rules

Review your mortgage, insurance, and tenancy agreement documents for clauses that restrict tenants with children or those receiving benefits. These are nullified as part of measures to prevent rental discrimination

Plan now to make sure any property lettings adverts that you intend to publish after 1 May 2026 include the asking price. You won't be able to ask for, encourage, or accept offers above this price from that date

Sign up to email alerts via [GOV.UK alerts](#) so you know when new guidance is published

If you need to gain possession of your property and are **a student landlord; a charity or run a 'stepping stone' scheme or similar; or own the property through shared ownership**; there are some important actions and timelines you'll need to follow:

Familiarise yourself with what you need to do by reading the 'How to Prepare' section of our [Renting is Changing](#) page if any of the above applies

If you don't comply

It's important that you comply with the new laws when they come into force on 1 May 2026. If you don't, you may:

- have to pay a financial penalty of up to £7,000 or £40,000 (depending on the nature of the non-compliance) imposed by your local council; or
- be prosecuted by your local council in the magistrates' court and be liable to pay an unlimited fine

You may also have a Rent Repayment Order made against you if you commit certain offences, requiring you to pay up to two years' rent to your tenant or local council.

Stay informed

Visit [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging) to make sure you're on top of the renting changes.

