



What you need to know about the Renters' Rights Act 2025: legislation landlords need to know



February
2026

10 key changes landlords need to know

The Renters' Rights legislation introduces major reforms to the private rented sector in England, affecting landlords, letting agents, and tenants alike. With the legislation now passed, this guide summarises the key changes landlords need to know and explains how letting agents can help.

1. ASTs become periodic tenancies

When the legislation comes into force, all tenancies automatically convert to assured periodic for all new & existing tenancies (rolling contracts). This means tenancies continue indefinitely until ended by the tenant or by the landlord for specific, legally defined reasons.

2. New tenancy structure

Landlords must provide tenants with a written statement of the tenancy terms at the start of the tenancy.

Existing tenants will receive a government-issued note explaining the changes within one month, without needing to replace their agreements.

Rent cannot be taken before the tenancy agreement is signed, though deposits can still be collected.

3. Clearer grounds for termination and limits on 'no-fault' evictions

Section 21 evictions are abolished. Landlords can only end tenancies by serving a Section 8 notice, specifying one or more legitimate grounds for possession. Different grounds have different notice periods. See the UK Government Guide:

<https://tinyurl.com/4rwawc3a>

Landlords cannot reclaim the property to move in or sell during the first 12 months of a tenancy.

Tenants can end a tenancy at any time with two months' written notice. For joint tenants, one notice is effective for all.

4. New rules on rent increases

Rent periods can only be monthly or shorter, and only one month's rent can be collected in the first month.

Rent can only be increased once per year with a Section 13 notice, giving tenants at least two months' notice.

Tenants can challenge unfair rent increases via the First Tier Tribunal.

5. Restriction on rent bidding

Landlords and letting agents must publish the advertised rent.

Prospective tenants can bid up to the advertised amount but cannot be encouraged to bid higher, nor can offers above the advertised amount be accepted.

6. Greater rights for tenants to keep pets

Landlords cannot unreasonably refuse requests to keep pets and must respond within 28 days.

Exceptions exist if the property is managed by a super landlord (e.g., freeholder) who does not allow pets.

7. New anti-discrimination measures

Landlords cannot discriminate against tenants based on children living at or visiting the property, or tenants receiving benefits.

Affordability checks remain allowed. In some cases, refusing a household with children may be lawful if it prevents overcrowding or achieves a legitimate aim.

8. New standards for private rented homes

Homes must meet the Decent Homes Standard: safe, well-maintained, free from serious hazards, fit for habitation, and compliant with Awaab's Law.

Landlords must respond promptly to issues such as damp and mould.

9. New landlord registration and redress requirements

All landlords must register with the Private Rented Sector Database to demonstrate compliance.

Landlords must join the new Landlord Ombudsman, who handles disputes and complaints.

These are expected to be rolled out later in 2026, no fixed date has been given yet.

10. Expanded local authority powers for enforcement

Local councils can impose fines up to £7,000 for first offences, rising to £40,000 for repeated breaches.

Tenants can apply for a Rent Repayment Order via the First Tier Tribunal for up to 24 months of rent.

Redress schemes can require landlords to pay damages or remove them from the scheme for serious breaches.

Further information

Renters' Rights legislation

<https://bills.parliament.uk/bills/3764>

UK Government guidance

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-bill/guide-to-the-rentersrights-bill>