



Llywodraeth Cymru
Welsh Government

1 December 2022

THE WAY YOU RENT IS CHANGING

for tenants & landlords

From **1 December 2022**, The Renting Homes (Wales) Act 2016 will change the way landlords in Wales rent out their properties.

The new law **simplifies agreements, improves the condition of rental homes in Wales and offers greater security and certainty to tenants and landlords.**

What does the new law mean for me?

Tenants

Under the new law, tenants and licencees will become 'contract-holders'. Tenancy agreements will be replaced with 'occupation contracts'. The new law will make renting easier and provide greater security.

For contract-holders this will mean:

- receiving a written contract setting out your rights and responsibilities
- an increase in the 'no fault' notice period from two to six months
- greater protection from eviction
- improved succession rights, these set out who has a right to continue to live in a dwelling, for example after the current tenant dies
- more flexible arrangements for joint contract-holders, making it easier to add or remove others to an occupation contract

Landlords

All social and private landlords, including those who rent their properties through management companies or agents, will need to:

- comply with the new law
- make the necessary updates to their properties and paperwork

For landlords this will mean:

- A simpler system, with two types of contract: 'Secure' for the social rented sector and 'Standard' for the private rented sector.
- Ensuring homes are fit for human habitation (FFHH). This will include electrical safety testing and ensuring working smoke alarms and carbon monoxide detectors are fitted.
- Abandoned properties can be repossessed without needing a court order.



What should I do next?

We want this transition to be as smooth as possible for everyone.

Whether you're a landlord or a tenant it is important you know what the changes mean for you.

For more information on how the law is changing visit gov.wales/rentinghomes or speak to your landlord.

**Working together
for a safe home for all**