



1 December 2022



Llywodraeth Cymru  
Welsh Government

# THE WAY YOU RENT IS CHANGING

## Here's what landlords need to do...



### **Convert existing tenancies**

Occupation contracts can start verbally, but you must issue a written statement of the contract to all contract-holders (this replaces the current tenancy or licence agreement).



### **Be aware of new notice periods for possession**

No-fault notice (periodic standard contracts only) - six months minimum for new occupation contracts, and can't be served in first six months of occupation.

Breaches: No notice period for anti-social behaviour (you can apply to the court straight after giving the notice); 14 days for serious rent arrears (arrears of 8 weeks / 2 months); one month's notice for other breaches.



### **Ensure properties are Fit for Human Habitation**

Including electrical safety testing and ensuring working smoke alarms and carbon monoxide detectors are provided.



### **Repossess an abandoned property**

without needing a court order, after serving a four-week warning notice



### **Contract-holders can be added or removed**

Without having to end the current contract and start another one.



### **Enhanced succession rights means the contract holder is entitled to pass on their home**

(Up to two times) to other people that live with them (including a spouse, adult children or a carer) if they die.



**Working together**

**for a safe home for all**