

# Renters' Rights Act 2025

## Checklist for landlords

### Documents

Up-to-date property documents - ensure all documents are up to date for all properties in your portfolio (EPC, GSR, EICR, deposit protection).

Update precedent tenancy documents, including new tenancy agreements and the written statement to be issued to all new tenants with:

- remove reference to 'fixed terms'
- remove mention of 'no fault' or 'Section 21' evictions
- rent increases must be limited to once every 12 months and follow the section 13 process

**As soon as possible.**

Government to publish the requirements for written statements in January 2026.

### Marketing & advertising

Obtain market rent valuations prior to marketing your property and include a 'proposed rent' in the advert (consider aligning this with market rent to avoid unnecessary litigation).

Do not invite or accept offers above the proposed rent.

Do not demand rent in advance.

Do not market or re-let a property within 12 months of an eviction on grounds to sell or landlord moving in.

Ensure you understand your obligation not to discriminate, particularly against tenants on benefits or with children. Avoid discriminatory language such as 'no DSS' or 'no children' in listings.

**From 1st May 2026.**

### Professional support

Consider using an established and reliable letting agent to market and manage your property.

Ensure a trusted, expert legal adviser is on-hand for any issues with your tenants, including evictions, and do not issue a Section 8 notice without legal advice.

**From 1st May 2026.**

## Pet requests

Make sure you have a process in place for dealing with any pet requests within 28 days.

**Before 1st May 2026.**

## Evictions

Seek early legal advice before serving an eviction notice.

Use the prescribed form Section 8 notice.

Rely on the correct statutory grounds.

Provide the correct notice period.

Make sure you have sufficient evidence to be able to establish the ground(s) you rely on.

**From 1st May 2026.**

## Existing tenants

Provide all existing tenants with the government's 'Information Sheet' (to be published March 2026).

Provide existing tenants who have a verbal/unwritten tenancy a written summary of the main terms.

**By 31st May 2026.**

## Databases

Register with the Private Rented Sector Database (further details to be published).

Register with the Landlord Redress Scheme (further details to be published).

Consider registering for Google email alerts to receive notification of the above databases going 'live'.

**TBC - likely 2027/2028.**

## Property safety & standards

Annual gas safety checks are scheduled and completed on time.

Electrical safety checks are carried out, and a report is obtained every five years.

Smoke alarms are installed on every habitable storey and tested at the start of the tenancy.

Carbon monoxide alarms are fitted near any fuel-burning appliances and tested at the start of the tenancy.

Address all major hazards promptly in line with Awaab's Law.

Ensure your property meets the Decent Homes Standard and is free of serious hazards such as damp/mould.

**As soon as possible.**