Renters' Rights Act 2025: What You Need to Know

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The Renters' Rights Act 2025 has finally passed after years of debate and refinement. While the legislation is now law, its implementation will be phased, and the private rented sector need to prepare for significant changes to tenancy agreements, possession processes, and compliance requirements.

Phase 1 – Effective from 1 May 2026

Key Changes:

- No new assured shorthold tenancies (ASTs) or fixed-term assured tenancies can be created. All tenancies will become periodic.
- Section 21 'no fault' eviction will be abolished.
- Section 8 eviction grounds will be amended and expanded.
- Restrictions on rent increases and stricter rent-setting processes.
- Tougher regulations and higher penalties for non-compliance.

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Key Takeaways:

- If you intend to use Section 21, serve notice by 30 April 2026.
- All possession claims will require proof of grounds and a court hearing if tenants do not leave voluntarily. Expect delays due to increased court demand.
- Extended notice periods apply:
  - 3 months' rent arrears before notice can be served on the mandatory ground.
  - 4 months' notice for possession to sell.
- Anticipate slower possession recovery, longer enforcement timeframes, and 12-month protected tenancy periods.
- Maintain transparent rent-setting processes to avoid disputes.

Phase 2 – Late 2026

Key Changes:

- Compulsory registration with a new Private Rented Sector Database and Ombudsman.

Key Takeaways:

- Registration will incur an annual fee.
- Tenancy documentation must meet compliance standards for registration.

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- Non-compliance could prevent possession recovery and lead to penalties.

Phase 3 – Expected 2035–2037

Key Changes:

- Extension of Awaab's Law for health and safety compliance.
- Introduction of the Decent Homes Standard.

Key Takeaways:

- Stay ahead of health and safety obligations and repair standards.
- Non-compliance could result in severe financial penalties and criminal sanctions.

Final Thoughts

The Renters' Rights Act 2025 represents a major shift in the private rental sector. Landlords, agents, and lenders should act now to prepare for these changes and avoid costly mistakes.

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