

Renters' Rights Act 2025:

What Landlords and Estate Agents Need to Know

The landscape of private renting is undergoing a significant change with the introduction of the Renters' Rights Act 2025 (the 'Act'), which received Royal Assent on 27 October 2025.

The Act will be rolled out in phases, with some of the major changes taking effect on 1 May 2026. Some of these changes, effective from 1 May 2026, include: -

- Section 21 Housing Act 1988 'no fault' evictions are abolished (the deadline to serve a Section 21 notice being 4:30 pm on 30 April 2026, with court proceedings required to be issued by 31 July 2026).
- The principal route for possession is Section 8 of the Housing Act 1988, with new mandatory and discretionary thresholds and longer notice periods. The Government has published a list of the grounds with notice period [here](#).
- All fixed terms convert to periodic tenancies, with tenants free to quit on two months' notice.
- Rent increases must be via the prescribed form pursuant to section 13 of the Housing Act 1988, and is increasable once per year to market rate, with a two month notice and Tribunal oversight.
- Discrimination rules mean that landlord/ agents cannot take actions intended to deter or prevent applicants or those receiving benefits from accessing information about a property, viewing a property, or signing a tenancy agreement.
- Local authorities will have enhanced enforcement and investigatory powers, including an ability to impose a civil penalty up to £7,000 for first/minor breaches and up to £40,000 for serious/repeat breaches.
- All tenancies will need to have required 'written information' (which will be set out in secondary legislation in due course). If there is no written tenancy, landlords will need to provide a written document that covers the required information.

The provisions of phases two and three of the Act are estimated to be rolled out from late 2026 (phase two), and 2035 or 2037 (phase three).

It is extremely important that landlords and estate agents take proactive steps to prepare for these significant changes.



Please get in touch with Rikki Foster, Associate Solicitor at Andrew Jackson Solicitors LLP, if you require any assistance with residential property matters.

Rikki can be contacted by telephone on 01482 325242 or by email at Rikki.Foster@andrewjackson.co.uk