



Renters' Rights Act: Landlord Checklist

The Renters' Rights Act is bringing in new rights and responsibilities for landlords, letting agents and tenants.

The first phase of the reforms took effect on **1 May 2026** across the private rented sector (PRS) in England. It is essential that you are compliant with the new law.

Unsure what to do? Just follow the simple steps on this checklist.

Simple steps to make sure you're Renters' Rights Act compliant

The law has now changed.

Work through this simple checklist to make sure you're compliant.

All documents referenced below can be accessed at [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging).

Get informed

- Find out what's changed at [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging)
- Read the new [GOV.UK guidance](#) to understand the new rules.

Take action

- If your current tenancy started before 1 May 2026 and has an existing written tenancy agreement, you need to give your tenants a copy of the [Renters' Rights Act Information Sheet](#). You've got until 31 May 2026 to provide this to all your tenants, either digitally or on paper, or risk receiving a fine.
- If your current tenancy started before 1 May 2026 and is based entirely on a verbal agreement, you need to give your tenants a written record of the specific terms of the agreement. You need to do this on or before 31 May 2026 instead of providing the Information Sheet. You can access [our guidance](#) on the information you need to provide.
- If you have a tenancy that starts on or after 1 May 2026, you need to provide your tenants with certain information about the tenancy in writing. You could do this in a written tenancy agreement. We've [published details](#) on what information must be provided.
- Use the [new tenancy forms](#) – if you need them.
- Update your rent increase processes so they're compliant with the new rules.





- Make sure your website – if you have one – and any internal documents reflect the new rules.
- Review your mortgage, insurance, and tenancy agreement documents for clauses that restrict tenants with children or those receiving benefits. These are now nullified as part of measures to prevent rental discrimination.
- Make sure any property lettings adverts include the asking price. You can no longer ask for, encourage, or accept offers above this price.

Check if other actions apply to you

If you need to gain possession of your property and are a **student landlord; a charity or run a 'stepping stone' scheme or similar; or own the property through shared ownership;** there are some important actions and timelines you'll need to follow:

- Find out what you need to do by reading the 'How to Prepare' section of the [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging) page if any of the above applies.

Start thinking about the future

- Read the [Renters' Rights Act Implementation Roadmap](#) to find out which reforms are coming next.

If you don't comply

It's important that you comply with the new law. If you don't, you may:

- have to pay a financial penalty of up to £7,000 or £40,000 (depending on the nature of the non-compliance) imposed by your local council; or
- be prosecuted by your local council in the magistrates' court and be liable to pay an unlimited fine.

You may also have a Rent Repayment Order made against you if you commit certain offences, requiring you to pay up to two years' rent to your tenant or local council.

Stay informed

Visit [gov.uk/rentingischanging](https://www.gov.uk/rentingischanging) to make sure you're on top of the renting changes.

