



Renting is changing

Reforms to the private rented sector in England will introduce new rights and responsibilities for landlords, letting agents and tenants.

Landlords play a central role in delivering these reforms. Understanding what is changing, and how it affects your business, will help ensure compliance with the law and support the provision of safe, affordable and decent homes for tenants.

This page applies to **private landlords with rental properties in England only**. The reforms will **not** apply to private registered providers of social housing until **2027**.

Our guidance is designed to explain how the reforms will affect landlords operating in the private rented sector. It is written in clear, accessible language to help landlords prepare for and adapt to these important changes.

Key changes from 1 May 2026

The following changes will take effect on **1 May 2026**. Where a letting agent acts on your behalf, they will also be required to comply with these rules.

Starting and ending tenancies

Section 21 'no-fault' evictions will be abolished

- Landlords will no longer be able to use Section 21 of the Housing Act 1988 to evict tenants.

Reformed possession grounds

- Tenancies may only be ended where a specific, legally valid reason (a 'possession ground') applies.

- Possession grounds will be extended to make it easier for landlords to regain possession where they:
 - wish to sell the property
 - intend to move into the property
 - intend for close family members to move in
- The reforms will also strengthen landlords' ability to evict tenants involved in anti-social behaviour.

Fixed-term tenancies will end

- Most new and existing tenancies will become **assured periodic (rolling) tenancies**.
 - Tenants will be able to remain in their home until they choose to leave or until the landlord serves a valid notice and, where required, obtains a court order.
 - Tenants will be able to end a tenancy at any time by giving **two months' notice**.
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Rent and payments

Limits on rent increases

- Rent may only be increased **once per year**.
- Landlords must follow a new legal process, including giving at least **two months' notice** of any proposed increase.

Rental bidding will be banned

- All written property advertisements must include a clear asking rent.
- Landlords and agents must not ask for, encourage or accept offers above the advertised price.

Restrictions on rent in advance

- Landlords may only require up to **one month's rent** between signing the tenancy and the tenancy start date.
 - Rent cannot be accepted before this period.
 - Once a tenancy has begun, rent cannot be required before it is due.
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New tenancy requirements

Written tenancy information

Landlords must ensure tenants receive clear written information about the terms of their tenancy.

- **Tenancies starting before 1 May 2026**
 - Existing tenancy agreements do not need to be changed or reissued.
 - Landlords must provide tenants with a government-produced information sheet by **31 May 2026**.
 - This information sheet will be published in **March 2026**.
- **Tenancies starting on or after 1 May 2026**
 - Landlords must provide specified tenancy information in writing, which may be included in a tenancy agreement.
 - Details of the required information will be published in **January 2026**, allowing time to update tenancy templates.

Landlords can sign up to receive email updates when new guidance is published.

Fair access to renting

Discrimination will be illegal

- Landlords must not disadvantage or exclude prospective tenants because they:
 - have children, or
 - receive benefits.
- This includes withholding information, preventing viewings, or refusing to grant a tenancy on these grounds.

Requests to keep pets

- Landlords must consider and respond to tenant requests to keep a pet within a set timeframe.
 - Any refusal must be supported by a valid reason.
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Future reforms

Other elements of the Renters' Rights Act will be introduced in later phases, including:

- a landlord database
- a private rented sector ombudsman
- Awaab's Law
- the Decent Homes Standard

Further guidance will be published closer to implementation to help landlords understand how these measures will affect them and their businesses.