

# Renters’ Rights Bill 2025

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# Renters' Rights Bill 2025 – What It Means for Landlords

On 4th February 2025, the Renters' Rights Bill was read in the House of Lords following its successful passage through the House of Commons on 14th January 2025.

The session raised key concerns about the Bill's impact on student tenancies, rental property supply, and small-scale landlords. Discussions also covered tenants' rights to request pets, with considerations regarding landlord protections and the need for clear guidelines. The importance of legal enforcement was emphasised, particularly in relation to fair dispute resolution and upholding the rights of both tenants and landlords.

The Bill will be reviewed again by the House of Lords in two weeks, with potential amendments before it progresses towards becoming law by Spring/Summer 2025.

For responsible landlords with high-quality properties, the Bill will have limited material impact—provided they are supported by a knowledgeable, experienced, and capable agent who can secure reliable tenants that pay on time and treat the property with respect.

## What Should Landlords Do Next?

Our experts at **ChangingProperty.com** can provide tailored advice on protecting your investments, ensuring compliance, and minimising risks under the new regulations.

## How ChangingProperty.com Supports Landlords

At **ChangingProperty.com**, we offer a comprehensive range of services to ensure landlords are fully protected and prepared for the Renters' Rights Bill, including:

- **Rent Reviews:** Our team will provide justification and comparable evidence for rent increases and serve the appropriate Section 13 notices.
- **Rent Protection:** We offer competitively priced Rent Protection cover to safeguard landlords against unpaid rent.
- **Accurate Valuations:** Our local experts provide precise rental valuations to help landlords achieve the best possible rental income.
- **Stringent Tenant Referencing:** Our rigorous vetting process ensures we recommend only the most reliable tenants.
- **Decent Homes Compliance:** Our Compliance Team will keep landlords informed about new requirements under the Decent Homes Standard.
- **Landlord Portal Registration:** We provide guidance on how to register on the new digital property portal.
- **Pet-Friendly Tenancies:** With experience managing pet-friendly tenancies, we offer Pet Damage Cover to protect landlords.
- **Guarantor Service:** For tenants with no rental history, we offer a Guarantor Service to support their first tenancy application.

# Key Changes in the Renters' Rights Bill

Landlords and agents must prepare for several major changes, including:

- **No More Fixed-Term Tenancies:** All new tenancies will be periodic from the outset, meaning tenants can leave with two months' notice at any time.
- **Rent Increase Restrictions:** Landlords may increase rent once per year, provided the increase reflects the market rate. Tenants can contest any increase they believe is unfair.
- **No Bidding Wars:** Landlords cannot accept offers above the advertised asking price, making accurate pricing essential.
- **Stricter Eviction Grounds:** With 'no-fault' evictions banned, landlords must have a valid reason to evict tenants under Section 8, such as rent arrears or the need to sell or move into the property.
- **Mandatory Landlord Registration:** All landlords must register their properties on a new digital property portal.
- **Pets in Properties:** Tenants can request permission to keep pets, and landlords cannot impose a blanket ban. However, landlords can require pet damage insurance.

**Need Advice?** Get in touch with **ChangingProperty.com** today for expert guidance on how to navigate these upcoming changes and protect your rental investments

**ChangingProperty.com's** commitment to keeping you informed, we've compiled a list of the most frequently asked questions about the bill. This guide aims to clarify key aspects of the legislation, ensuring you understand your rights and responsibilities.

# Frequently Asked Questions

## Q: Does the end of fixed-term tenancies impact current fixed-term contracts?

A: Yes, all existing fixed-term tenancies will convert to periodic tenancies from the implementation date, meaning any remaining fixed-term period will no longer be applicable. From that date, all tenancies, whether new or existing, will be periodic and require a **two-month notice**.

## Q: Rent increases will be limited to once per year. Does this apply to the contract signing date or when the rent was last reviewed/increased?

A: It does not need to align with the contract signing date. If there has been no rent review or increase in the previous 12 months, the landlord may serve the appropriate notice to increase the rent. Following that, rent can only be increased once every **12 months**.

## Q: Can landlords sell a property while it is rented out?

A: Landlords must allow a tenant at least **12 months of tenancy** before serving notice. The new legislation includes grounds for regaining possession to sell, but this will require an **extended notice period**.

## Q: Can landlords refuse pets in rented properties?

A: Under the Renters' Rights Bill, tenants have the right to request permission to keep a pet, and landlords **must** consider the request. If they refuse, they must provide a reasonable explanation. If a **superior lease** restricts pets, landlords may refuse on this basis.

Regarding potential damage, landlords can either require tenants to obtain **pet damage insurance** or take out their own policy and recharge the cost to the tenant.

## Q: What happens to existing long-term tenancy agreements?

A: All tenancies will transition to the new periodic model upon implementation. While the tenancy agreement itself remains valid, any **fixed term, rent increase clauses, or break clauses** will no longer apply.

## Q: Can a property be re-let if it fails to sell within six months?

A: If a landlord has evicted tenants to sell a property, it **cannot** be re-let for **12 months**. However, if tenants leave voluntarily and the property does not sell, it can be re-let immediately.

## Q: Will landlords still need to pay for the new Ombudsman service?

A: Yes, landlords will be required to **pay annually** for the service. The Ombudsman will only handle **tenant complaints against landlords**, not vice versa. Disputes unresolved by the Ombudsman may need to go through the courts.

## Q: Will student tenancies be affected?

A: The current draft does not allow students to be on fixed-term agreements, meaning they will be subject to the same notice periods as other tenants. However, lobbying efforts are ongoing, and further amendments may be made.

## Q: How will notice periods change?

A: Notice periods will **increase** depending on the reason for eviction. For instance:

- **Landlords selling or moving back in: 4 months' notice**

- **Section 21 notices abolished**
- **All fixed-term agreements converted to periodic tenancies**

**Q: Can tenants terminate a tenancy early by giving two months' notice immediately?**

**A:** Tenants can serve **two months' notice at any time**, but this must align with the **rent due date**. If notice is given on the tenancy start date, they may vacate in two months. Otherwise, notice must be served on the next rent due date.

**Q: Can landlords charge a penalty for early termination?**

**A:** No, **short-term tenancy fees** (e.g., charging tenants 4 weeks' rent for terminating early) are prohibited under the **Tenant Fees Act**.

**Q: Should landlords serve notice now to end a tenancy before the bill takes effect?**

**A:** If there are no issues with tenants and there is no intent to sell or move back in, there is no **urgent** need to serve notice. Any new tenancy agreements after the bill's implementation will be subject to the new rules.

**Q: Will existing rent increase clauses still apply?**

**A:** Until the legislation is finalised, rent increase clauses remain valid. However, once implemented, landlords must use **Section 13** notices to increase rent annually in line with market rates.

**Q: Will deposits remain protected under TDS?**

**A:** Yes, the **Tenancy Deposit Scheme (TDS)** remains a **valid** protection scheme.

**Q: Will the law apply retroactively?**

**A:** The government's implementation plan is yet to be confirmed. It may apply to all tenancies **from a set date** or introduce a phased transition for existing tenancies.

**Q: Will the bill impact short-term lets?**

**A:** If the let **does not** fall under an Assured Shorthold Tenancy (AST), the bill **will not** apply. However, if it **does** meet AST requirements, it **will** be affected.

**Q: What if a Section 21 notice is served before the bill passes?**

**A:** Any **valid** Section 21 notice served before the bill becomes law will **remain valid**.

**Q: How will fixed-term tenancies transition to periodic tenancies?**

**A:** Upon implementation:

- **All fixed-term tenancies become periodic**
- **Tenants must give 2 months' notice to vacate**
- **Landlords must have a valid reason to regain possession**
- **Selling or moving in requires 4 months' notice**
- **Properties cannot be re-let for 12 months if evicted for sale**

**Q: Will landlords still need to comply with the existing six-month AST requirement?**

**A:** No, ASTs will be **removed**. All tenancies will be **periodic assured tenancies** with **no fixed term**. Landlords will need a **valid reason** to serve notice, while tenants can leave with **2 months' notice**.

**Q: How will EPC changes impact existing tenancies?**

**A:** There is no finalised legislation on **EPC requirements**. While changes have been proposed before **2030**, landlords may be eligible for exemptions due to high costs.

**Q: Does the bill apply to properties outside England?**

**A:** No, the Renters' Rights Bill applies **only** to properties in **England**. Wales has **already** implemented rental reforms, and Scotland operates under a different framework.

**Q: Will landlords be required to provide a minimum 12-month tenancy?**

**A:** This part of the bill is still being clarified. However, once implemented, all **ASTs will convert to periodic tenancies**, meaning tenants can leave with **2 months' notice**, and landlords will need a **valid ground** to end a tenancy.

## Final Thoughts

The **Renters' Rights Bill** will introduce **significant changes** to the rental market, affecting both landlords and tenants. At **ChangingProperty.com**, we remain committed to keeping you informed and up to date with all legislative changes.

For further advice on how these changes may impact your rental property, feel free to contact **ChangingProperty.com** for expert guidance.