



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 5

### PROVISIONS APPLYING ONLY TO SECURE CONTRACTS

## CHAPTER 4

### DEALING

#### *Lodgers*

#### 113 Lodgers

- (1) The contract-holder under a secure contract may allow persons to live in the dwelling as lodgers.
- (2) This section is a fundamental provision which is incorporated as a term of all secure contracts.

#### Commencement Information

II [S. 113](#) in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

#### *Transfers*

#### 114 Transfer to potential successor

- (1) The contract-holder under a secure contract may transfer the contract as described in this section, but only if the landlord consents.
- (2) The contract-holder may transfer the contract to—
  - (a) a potential successor, or

---

**Changes to legislation:** *Renting Homes (Wales) Act 2016, CHAPTER 4 is up to date with all changes known to be in force on or before 10 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

---

- (b) if there are two or more potential successors, all of the potential successors who wish to be included in the transfer.
- (3) If there is a sole contract-holder a potential successor is a person who, under section 74, would be qualified to succeed the contract-holder if the contract-holder died immediately before the transfer.
- (4) If there are joint contract-holders a potential successor is a person who, under section 74, would be qualified to succeed a joint contract-holder if—
  - (a) the joint contract-holder died immediately before the transfer, and
  - (b) when the joint contract-holder died he or she was the sole contract-holder.
- (5) This section is a fundamental provision which is incorporated as a term of all secure contracts.

---

**Commencement Information**

**I2** [S. 114](#) in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

## **115 Transfer to a potential successor: landlord's consent**

Where a landlord refuses consent or consents subject to conditions to a transfer described in section 114, what is reasonable for the purposes of section 84 (landlord's consent) is to be determined having regard to Schedule 6.

---

**Commencement Information**

**I3** [S. 115](#) in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

**Changes to legislation:**

Renting Homes (Wales) Act 2016, CHAPTER 4 is up to date with all changes known to be in force on or before 10 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.  
View outstanding changes

**Changes and effects yet to be applied to :**

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)