



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 11

### FINAL PROVISIONS

#### *Regulations*

#### **256 Regulations**

- (1) Any power to make regulations under this Act—
  - (a) is exercisable by statutory instrument,
  - (b) may be exercised so as to make different provision for different cases or descriptions of case or different purposes or areas,
  - (c) may be exercised so as to make different provision for different kinds or descriptions of occupation contract, unless the power applies only in relation to particular kinds or descriptions of occupation contract, and
  - (d) includes power to make incidental, supplementary, consequential, transitory, transitional or saving provision.
- (2) Regulations under this Act may make consequential amendments to, and modifications, repeals and revocations of, [<sup>F1</sup>any enactment (including a provision of this Act)].
- (3) Regulations to which this subsection applies may not be made unless a draft of the statutory instrument containing the regulations (whether alone or with regulations to which this subsection does not apply) has been laid before, and approved by a resolution of, the National Assembly for Wales.
- (4) Subsection (3) applies to regulations under—
  - (a) section 9 (power to amend that section),
  - (b) section 22 (powers in relation to fundamental provisions),
  - (c) section 56 (power to amend section 55),
  - (d) section 68 (power to amend sections 66 and 67),

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**Changes to legislation:** *Renting Homes (Wales) Act 2016, Section 256 is up to date with all changes known to be in force on or before 13 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*

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- [<sup>F2</sup>(da) section 121 (power to amend Act in relation to power under periodic standard contract to exclude contract-holder from dwelling for specified periods),
  - (db) section 133 (power to amend Act in relation to power under fixed term standard contract to exclude contract-holder from dwelling for specified periods),]
  - (e) section 217 (power to amend that section),
  - (f) section 223 (power to amend sections 220 and 222),
  - (g) section 229 (power to amend sections 225 to 228),
  - [<sup>F3</sup>(ga) section 239A (power to make provision about certain tenancies and licences),]
  - (h) paragraph 17 of Schedule 2 (power to amend that Schedule),
  - (i) paragraph 17 of Schedule 3 (power to amend that Schedule),
  - (j) paragraph 3 of Schedule 4 (power to change time limit for giving notice of extension of introductory period),
  - (k) paragraph 5 of Schedule 5 (power to amend that Schedule),
  - (l) paragraph 4 of Schedule 7 (power to change time limit for giving notice of extension of probationary period),
  - [<sup>F4</sup>(la) paragraph 13 of Schedule 8A (power to amend that Schedule),]
  - (m) paragraph 13 of Schedule 9 (power to amend that Schedule),
  - [<sup>F5</sup>(ma) paragraph 8 of Schedule 9A (power to amend that Schedule),
  - (mb) paragraph 11 of Schedule 9B (power to amend that Schedule),
  - (mc) paragraph 11 of Schedule 9C (power to amend that Schedule),]
  - (n) paragraph 33 of Schedule 12 (power to amend that Schedule).
- (5) Subsection (3) also applies to any other regulations under this Act which amend, modify or repeal any provision of an Act of Parliament or a Measure or Act of the National Assembly for Wales.
- (6) A statutory instrument containing regulations made under a provision of this Act to which subsection (3) does not apply is subject to annulment in pursuance of a resolution of the National Assembly for Wales.

#### **Textual Amendments**

- F1** Words in s. 256(2) substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 21(a)**
- F2** S. 256(4)(da)(db) inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 21(b)(i)**
- F3** S. 256(4)(ga) inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 5 para. 6(2)**
- F4** S. 256(4)(la) inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 21(b)(ii)**
- F5** S. 256(4)(ma)-(mc) inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 21(c)**

**Changes to legislation:**

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**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](#)