



Renting Homes (Fees etc.) (Wales) Act 2019

2019 anaw 2

PART 2

PROHIBITION OF CERTAIN PAYMENTS ETC.

4 Prohibited and permitted payments

- (1) Any payment of money is a prohibited payment unless—
- (a) it is payable by a landlord to a letting agent in respect of lettings work or property management work carried out by the agent on behalf of the landlord, or
 - (b) it is a permitted payment by virtue of Schedule 1.
- (2) That Schedule makes provision about—
- (a) rent;
 - (b) security deposits;
 - (c) holding deposits;
 - (d) payments in default;
 - (e) payments in respect of council tax;
 - (f) payments in respect of utilities;
 - (g) payments in respect of a television licence;
 - (h) payments in respect of communication services.
 - [^{F1}(i) service charges;]
 - [^{F2}(j) payments in respect of further copies of a written statement.]

Textual Amendments

- F1** S. 4(2)(i) inserted (with effect in accordance with s.15(4) of the amending Act) by the [Renting of Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 15(2), 19(1) (together with s. 15(5)-(7))

Changes to legislation: There are currently no known outstanding effects for the Renting Homes (Fees etc.) (Wales) Act 2019, Section 4. (See end of Document for details)

F2 S. 4(2)(j) inserted (7.6.2021) by Renting Homes (Amendment) (Wales) Act 2021 (asc 3), **ss. 16(3), 19(3)**

Modifications etc. (not altering text)

C1 Part 2 applied (with modifications) (1.9.2019) by the Renting of Homes (Fees etc.) (Wales) Act 2019 (Transitional Provision for Assured Shorthold Tenancies) Regulations 2019 (S.I. 2019/1151), reg. 1(2), **3**

Commencement Information

I1 S. 4 in force at 1.9.2019 by S.I. 2019/1150, **art. 2(a)**

Changes to legislation:

There are currently no known outstanding effects for the *Renting Homes (Fees etc.) (Wales) Act 2019*, Section 4.