



Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

RENTING HOMES (AMENDMENT) (WALES) ACT 2021

Landlord's notice: minimum notice periods

- 1 Landlord's notice under periodic standard contract: minimum notice period
- 2 Landlord's break clause under fixed term standard contract: minimum notice period
- 3 Standard contracts with minimum notice period of two months

When landlord's notice may be given

- 4 Landlord's notice under periodic standard contract: when notice may be given
- 5 Landlord's break clause under fixed term standard contract: when notice may be given

Giving and withdrawing landlord's notice

- 6 Restrictions on giving notice under section 173 or 186 or under a landlord's break clause: breaches of statutory obligations
- 7 Restrictions on giving further landlord's notices under periodic standard contract
- 8 Withdrawal of notice under section 173 and under a landlord's break clause
- 9 Restriction on giving notice under section 173 and under landlord's break clause following retaliatory possession claim

Further provision about termination of fixed term standard contracts

- 10 Notice in connection with end of term of fixed term standard contracts restricted to certain contracts

- 11 Landlord’s break clause restricted to certain fixed term standard contracts

Variation of periodic standard contracts

- 12 Landlord’s request to vary periodic standard contract terms: removal of additional notice procedure

Temporary exclusion of contract-holder from dwelling under standard contract

- 13 Power to restrict right to exclude contract-holder from dwelling for specified periods

Miscellaneous

- 14 Miscellaneous amendments to the 2016 Act
15 Service charges permitted by the Renting Homes (Fees etc.) (Wales) Act 2019 etc.
16 Fee for further copy of written statement to be a permitted payment

General

- 17 Interpretation
18 Minor and consequential amendments
19 Coming into force
20 Short title

SCHEDULE 1 — NEW SCHEDULE 8A TO THE 2016 ACT

SCHEDULE 2 — NEW SCHEDULE 9A TO THE 2016 ACT

SCHEDULE 3 — NEW SCHEDULE 9B TO THE 2016 ACT

SCHEDULE 4 — NEW SCHEDULE 9C TO THE 2016 ACT

SCHEDULE 5 — MISCELLANEOUS AMENDMENTS TO THE 2016 ACT

- 1 Introductory
2 Modification and variation of fundamental provisions
3 Editorial changes to written statement
4 Amendment of references to “the relevant date” in sections 110, 129 and 137
5 Secure tenancies that are housing association tenancies to be capable of becoming occupation contracts
6 Power to make provision relating to the abolition of assured, secure and other tenancies
7 Dwellings on border between Wales and England
8 Power to amend legislation enacted or made after the 2016 Act received Royal Assent
9 Removal of references to accommodation for displaced persons
10 Amendment to Schedule 3: student accommodation
11 Minor amendments to the Welsh text

SCHEDULE 6 — MINOR AND CONSEQUENTIAL AMENDMENTS

- 1 The 2016 Act
- 2 In section 20 (incorporation and modification of fundamental provisions), in...
- 3 In section 22 (powers in relation to fundamental provisions), omit...
- 4 In section 34 (failure to provide written statement), after subsection...
- 5 In section 37 (incorrect statement: contract-holder's application to court), in...
- 6 In section 39 (provision by landlord of information about landlord),...
- 7 In section 46 (deposit schemes: further provision), in subsection (2)...
- 8 In section 65 (extended possession order against sub-holder), in subsection...
- 9 In section 122 (variation), in subsection (1), in paragraph (a)...
- 10 In section 127 (limitation on variation: periodic standard contracts), in...
- 11 In section 128 (written statement of variation), in subsection (1)...
- 12 In section 135 (limitation on variation: fixed term standard contracts) —...
- 13 In section 147 (overview of Part 9), in table 1,...
- 14 In section 150 (possession notices), in subsection (1)—
- 15 In section 175 (restriction on giving notice under section 173...
- 16 In section 181 (serious rent arrears), in subsection (1), for...
- 17 In section 183 (relevance of events under fixed term standard...
- 18 In section 196 (restrictions on use of landlord's break clause...
- 19 In section 204 (possession claims), in subsection (1), in paragraph...
- 20 In section 253 (index of terms), in table 2, in...
- 21 In section 256 (regulations)— (a) in subsection (2) for "an...
- 22 (1) Schedule 1 (overview of fundamental provisions incorporated as terms...
- 23 In Schedule 3 (occupation contracts made with or adopted by...
- 24 In Schedule 4 (introductory standard contracts), in paragraph 3, in...
- 25 (1) Schedule 7 (prohibited conduct standard contracts) is amended as...
- 26 (1) Schedule 9 (standard contracts to which limits in sections...
- 27 (1) Schedule 12 (conversion of tenancies and licences existing before...
- 28 Renting Homes (Fees etc.) (Wales) Act 2019