



# Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

*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**

- (1) Section 186 of the 2016 Act (landlord's notice in connection with end of fixed term) is amended as follows—
- (a) in subsection (1), after “fixed term standard contract” insert “ which is within Schedule 9B ”;
  - (b) omit subsection (2);
  - (c) in subsection (3), for “Subject to subsection (2), the” substitute “ The ”;
  - (d) omit subsection (4);
  - (e) in subsection (8) for the words from “; subsections (2)” to the end substitute “ which are within Schedule 9B. ”
- (2) In the heading of section 186, at the end insert “ of contract within Schedule 9B ”.
- (3) Schedule 3 inserts a new Schedule 9B into the 2016 Act (after Schedule 9A, inserted by section 6), setting out fixed term standard contracts to which section 186 of that Act applies.

### **Commencement Information**

**II** S. 10 in force at 7.6.2021, see s. 19(3)

## **11 Landlord's break clause restricted to certain fixed term standard contracts**

- (1) In section 194 of the 2016 Act (landlord's break clause)—
- (a) in subsection (1) after “fixed term standard contract” insert “ which is within subsection (1A) ”;

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**Changes to legislation:** There are currently no known outstanding effects for the Renting Homes (Amendment) (Wales) Act 2021, Cross Heading: Further provision about termination of fixed term standard contracts. (See end of Document for details)

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(b) after subsection (1), insert—

“(1A) A fixed term standard contract is within this subsection if—

- (a) it is made for a term of two years or more, or
- (b) it is within Schedule 9C (whether or not it is made for a term of two years or more).”

(2) Schedule 4 inserts a new Schedule 9C into the 2016 Act (after Schedule 9B, inserted by section 10), setting out fixed term standard contracts which may contain a landlord's break clause regardless of whether they are for a term of less than two years.

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**Commencement Information**

**I2** [S. 11](#) in force at 7.6.2021, see [s. 19\(3\)](#)

**Changes to legislation:**

There are currently no known outstanding effects for the Renting Homes (Amendment) (Wales) Act 2021, Cross Heading: Further provision about termination of fixed term standard contracts.