



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.

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)”;
 - (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

Status: This is the original version (as it was originally enacted).

- (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.