



# Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

*Landlord's notice: minimum notice periods*

## **1 Landlord's notice under periodic standard contract: minimum notice period**

(1) The [Renting Homes \(Wales\) Act 2016 \(anaw 1\)](#) (“the 2016 Act”) is amended as follows.

(2) In section 174 (notices under section 173: minimum notice period)—

- (a) in subsection (1), for “two months” substitute “six months”;
- (b) for subsection (2) substitute—

“(2) This section is a fundamental provision which is incorporated as a term of all periodic standard contracts, except periodic standard contracts which—

- (a) do not incorporate section 173 as a term of the contract, or
- (b) are within Schedule 8A (whether or not they incorporate section 173 as a term of the contract).”

(3) After section 174, insert—

### **“174A Minimum notice period: periodic standard contracts within Schedule 8A**

(1) If a periodic standard contract is within Schedule 8A, the date specified in a notice under section 173 may not be less than two months after the day on which the notice is given to the contract-holder.

(2) This section is a fundamental provision which is incorporated as a term of all periodic standard contracts which—

- (a) incorporate section 173 as a term of the contract, and
- (b) are within Schedule 8A.”

## **2 Landlord’s break clause under fixed term standard contract: minimum notice period**

- (1) The 2016 Act is amended as follows.
- (2) In section 195 (landlord’s break clause: minimum notice period)—
  - (a) in subsection (1), for “two months” substitute “six months”;
  - (b) for subsection (2) substitute—
    - “(2) This section is a fundamental provision which is incorporated as a term of all fixed term standard contracts, except fixed term standard contracts which—
      - (a) do not have a landlord’s break clause, or
      - (b) are within Schedule 8A (whether or not they have a landlord’s break clause).”
- (3) After section 195 insert—

### **“195A Minimum notice period: fixed term standard contracts within Schedule 8A**

- (1) If a fixed term standard contract is within Schedule 8A, the date specified in a notice under a landlord’s break clause may not be less than two months after the day on which the notice is given to the contract-holder.
- (2) This section is a fundamental provision which is incorporated as a term of all fixed term standard contracts which—
  - (a) have a landlord’s break clause, and
  - (b) are within Schedule 8A.”

## **3 Standard contracts with minimum notice period of two months**

Schedule 1 inserts a new Schedule 8A into the 2016 Act, setting out standard contracts which can be terminated by the landlord on giving two months’ notice.