

EXPLANATORY NOTES

RENTING HOMES (AMENDMENT) (WALES) ACT 2021

INTRODUCTION

SUMMARY OF ACT

SUMMARY OF THE RELEVANT PROVISIONS OF THE RENTING HOMES (WALES) ACT 2016

COMMENTARY ON SECTIONS

Section 1 – Landlord’s notice under periodic standard contract: minimum notice period

Section 2 – Landlord’s break clause under fixed term standard contract: minimum notice period

Section 3 – Standard contracts with minimum notice period of two months

Schedule 1 – New Schedule 8A to the 2016 Act

Section 4 – Landlord’s notice under periodic standard contract: when notice may be given

Section 5 – Landlord’s break clause under fixed term standard contract: when notice may be given

Section 6 – Restrictions on giving notice under section 173 or 186 or under a landlord’s break clause: breaches of statutory obligations

Schedule 2 – New Schedule 9A to the 2016 Act

Section 7 – Restrictions on giving further landlord’s notices under periodic standard contract

Section 8 – Withdrawal of landlord’s notice under section 173 and under a landlord’s break clause

Section 9 – Restriction on giving notice under section 173 and under a landlord’s break clause following retaliatory possession claim

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

Schedule 3 – New Schedule 9B to the 2016 Act

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

These notes refer to the Renting Homes (Amendment) (Wales) Act 2021 (c.3)

Schedule 4 – New Schedule 9C to the 2016 Act

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

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

Section 14 – Miscellaneous amendments to the 2016 Act

Schedule 5 – Miscellaneous amendments to the 2016 Act

Section 15 – Service charges permitted by the Renting Homes (Fees etc.) (Wales) Act 2019 etc.

Section 16 – Fee for further copy of written statement to be a permitted payment

Sections 17 to 20 and Schedule 6 – General

Section 18 – Minor and consequential amendments

Schedule 6 – Minor and consequential amendments

Section 19 – Coming into force

RECORD OF PROCEEDINGS IN SENEDD CYMRU