

*These notes refer to the Renting Homes (Amendment) (Wales)
Act 2021 (c.3) which received Royal Assent on 7 April 2021*

RENTING HOMES (AMENDMENT) (WALES) ACT 2021

EXPLANATORY NOTES

COMMENTARY ON SECTIONS

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

24. Section 175 of the 2016 Act imposes a restriction on when a landlord may give a section 173 notice to end a periodic standard contract.
25. If the contract is not a “substitute occupation contract”, the landlord cannot give a section 173 notice within the first four months of occupation starting with the “occupation date” of the contract. If the contract is a substitute occupation contract, the landlord cannot give a section 173 notice within the first four months of occupation starting with the occupation date of the “original contract”. For the meaning of “substitute occupation contract”, “original contract” and “occupation date” see sections 175(3) and 245 of the 2016 Act.
26. [Section 4](#) of the Act amends section 175 to the 2016 Act so that these periods are increased from four months to six months.