



Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

Further provision about termination of fixed term standard contracts

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
 - (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.