



# Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

*Landlord's notice: minimum notice periods*

## **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.”