

# RENTING HOMES (WALES) ACT 2016

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## EXPLANATORY NOTES

### COMMENTARY ON SECTIONS

#### **Part 2 - Occupation contracts and Landlords**

#### *Chapter 5 - Key Matters and Additional Terms of Occupation Contracts*

#### *Section 26 – Key matters of all occupation contracts*

126. This section sets out the key matters which must be included in all occupation contracts. These are:
- the address of the dwelling;
  - the occupation date (the date from which the contract-holder is able to occupy the dwelling);
  - the amount of rent or other consideration; and
  - the rental periods (for example weekly or monthly). ‘Rental period’ is defined in Section 252.

#### *Section 27 – Further key matters of standard contracts*

127. This section sets out the additional key matters which must be included in all standard contracts. These are:
- whether the contract is periodic or made for a fixed term;
  - if it is made for a fixed term, the term for which it is made (how long does the contract run, when does it begin and when does it end);
  - any periods during which the contract-holder is not entitled to occupy the dwelling as a home (for example, to allow student accommodation to be used for other purposes during vacations periods).

#### *Section 28 – Additional terms*

128. This section defines ‘additional terms’ as any terms other than fundamental terms, supplementary terms and terms relating to key matters. Additional terms can be included in the contract to cover issues such as the keeping of pets. However, such terms cannot conflict with the terms relating to key matters, or with fundamental and supplementary terms.