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WELSH STATUTORY INSTRUMENTS

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**2016 No. 813 (W. 203) (C. 57)**

**HOUSING, WALES**

**The Renting Homes (Wales) Act 2016  
(Commencement No. 1) Order 2016**

Made - - - -

25 July 2016

The Welsh Ministers make the following Order in exercise of the power conferred on them by section 257(2) of the Renting Homes (Wales) Act 2016<sup>(1)</sup>.

**Title and interpretation**

1.—(1) The title of this Order is the Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016.

(2) In this Order “the Act” (“*y Ddeddf*”) means the Renting Homes (Wales) Act 2016.

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**Commencement Information**

**I1** Art. 1 in force at made date

**Appointed day**

2. 5 August 2016 is the appointed day for the coming into force of—

- (a) the provisions of the Act listed in Part 1 of the Schedule for the purpose of making regulations; and
- (b) the provisions of the Act listed in Part 2 of the Schedule for the purpose of issuing guidance.

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**Commencement Information**

**I2** Art. 2 in force at made date

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**Changes to legislation:** There are currently no known outstanding effects for the The Renting  
Homes (Wales) Act 2016 (Commencement No. 1) Order 2016. (See end of Document for details)

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*Carl Sargeant*  
Cabinet Secretary for Communities and  
Children, one of the Welsh Ministers

## SCHEDULE

Article 2

Provisions of the Act coming into force on 5 August 2016

### PART 1

Provisions of the Act coming into force for the purpose of making regulations

1. Section 23 (supplementary provisions).

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**Commencement Information**

**I3** Sch. para. 1 in force at made date

2. Section 29 (model written statement of contract).

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**Commencement Information**

**I4** Sch. para. 2 in force at made date

3. Section 32(4) (contents of written statement).

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**Commencement Information**

**I5** Sch. para. 3 in force at made date

4. Section 45(3) (requirement to use deposit scheme).

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**Commencement Information**

**I6** Sch. para. 4 in force at made date

5. Section 94 (determination of fitness for human habitation).

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**Commencement Information**

**I7** Sch. para. 5 in force at made date

6. Section 112 (withdrawal: power to prescribe time limits).

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**Commencement Information**

**I8** Sch. para. 6 in force at made date

7. Section 131 (withdrawal: power to prescribe time limits).

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**Commencement Information**

**I9** Sch. para. 7 in force at made date

**Changes to legislation:** There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016. (See end of Document for details)

8. Section 203(5) and (6) (landlord’s review of decision to give a notice).

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**Commencement Information**  
I10 Sch. para. 8 in force at made date

9. Section 221 (disposal of property).

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**Commencement Information**  
I11 Sch. para. 9 in force at made date

10. Section 236(3) and (4) (form of notices, statements and other documents).

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**Commencement Information**  
I12 Sch. para. 10 in force at made date

11. Paragraph 15(10) of Schedule 2 (extending the relevant period).

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**Commencement Information**  
I13 Sch. para. 11 in force at made date

12. Paragraph 17 of Schedule 2 (power to amend Schedule).

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**Commencement Information**  
I14 Sch. para. 12 in force at made date

13. Paragraph 10(2) of Schedule 3 (student accommodation).

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**Commencement Information**  
I15 Sch. para. 13 in force at made date

14. Paragraph 15(3) and (4) of Schedule 3 (accommodation which is not social accommodation).

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**Commencement Information**  
I16 Sch. para. 14 in force at made date

15. Paragraph 17 of Schedule 3 (power to amend Schedule).

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**Commencement Information**  
I17 Sch. para. 15 in force at made date

16. Paragraph 4(7) and (8) of Schedule 4 (landlord’s review of decision to extend introductory period).

**Commencement Information**

**I18** Sch. para. 16 in force at made date

**17.** Paragraph 1(6) of Schedule 5 (deposit schemes).

**Commencement Information**

**I19** Sch. para. 17 in force at made date

**18.** Paragraph 5(7) and (8) of Schedule 7 (landlord's review of decision to extend probation period).

**Commencement Information**

**I20** Sch. para. 18 in force at made date

**19.** Paragraph 15(2) of Schedule 12 (variation).

**Commencement Information**

**I21** Sch. para. 19 in force at made date

**20.** Paragraph 33 of Schedule 12 (power to amend Schedule).

**Commencement Information**

**I22** Sch. para. 20 in force at made date

## PART 2

Provisions of the Act coming into force for the purpose of issuing guidance

**21.** Section 116(4) (order imposing periodic standard contract because of prohibited conduct).

**Commencement Information**

**I23** Sch. para. 21 in force at made date

**22.** Section 146(1) (temporary exclusion: guidance).

**Commencement Information**

**I24** Sch. para. 22 in force at made date

## EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order is the first commencement order made by the Welsh Ministers under the Renting Homes (Wales) Act 2016 (“the Act”). This Order commences certain provisions of the Act on 5 August 2016 for the purposes of making regulations and issuing guidance.

Article 2(a) of this Order commences certain provisions of the Act, but only for the purpose of making regulations.

Article 2(b) of this Order commences certain provisions of the Act, but only for the purpose of issuing guidance.

**Changes to legislation:**

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016.