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WELSH STATUTORY INSTRUMENTS

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**2016 No. 1066 (W. 255) (C. 75)**

**HOUSING, WALES**

**The Housing (Wales) Act 2014  
(Commencement No. 8) Order 2016**

*Made - - - - 1 November 2016*

The Welsh Ministers make the following Order in exercise of the powers conferred on them by section 145(3) of the Housing (Wales) Act 2014<sup>(1)</sup>.

**Title and interpretation**

**1.**—(1) The title of this Order is the Housing (Wales) Act 2014 (Commencement No. 8) Order 2016.

(2) In this Order “the Act” (“*y Ddeddf*”) means the Housing (Wales) Act 2014.

**Appointed day**

**2.**—(1) The appointed day for the coming into force of the following provisions of the Act is 23 November 2016.

(2) In Part 1 (Regulation of private rented housing)—

- (a) section 4 (requirement for a landlord to be registered);
- (b) section 5 (exceptions to the requirement for a landlord to be registered) for all remaining purposes;
- (c) section 6 (requirement for landlords to be licensed to carry out lettings activities) for all remaining purposes;
- (d) section 7 (requirement for landlords to be licensed to carry out property management activities) for all remaining purposes;
- (e) section 8 (exceptions to requirements for landlords to be licensed) for all remaining purposes;
- (f) section 9 (requirement for agents to be licensed to carry out lettings work);
- (g) section 10 (meaning of lettings work) for all remaining purposes;
- (h) section 11 (requirement for agents to be licensed to carry out property management work);
- (i) section 12 (meaning of property management work) for all remaining purposes;

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<sup>(1)</sup> 2014 anaw 7.

- (j) section 13 (offence of appointing an unlicensed agent);
- (k) section 28 (prosecution by a licensing authority or a local housing authority);
- (l) section 29 (fixed penalty notices) for all remaining purposes;
- (m) section 30 (rent stopping orders);
- (n) section 31 (revocation of rent stopping orders);
- (o) section 32 (rent repayment orders);
- (p) section 33 (rent repayment orders: further provision);
- (q) section 34 (power for Welsh Ministers to make regulations in relation to sections 32 and 33) for all remaining purposes;
- (r) section 35 (offences by bodies corporate);
- (s) section 40 (code of practice) for all remaining purposes;
- (t) section 41 (guidance) for all remaining purposes;
- (u) section 42 (directions) for all remaining purposes;
- (v) section 43 (activity in contravention of this Part: effect on tenancy agreements);
- (w) section 44 (restriction on terminating tenancies); and
- (x) section 46 (regulations about fees) for all remaining purposes.

### **Revocation**

3. The Housing (Wales) Act 2014 (Commencement No. 7) Order 2016(2) is revoked.

1 November 2016

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

## EXPLANATORY NOTE

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

This Order revokes the Housing (Wales) Act 2014 (Commencement No. 7) Order 2016 and brings into force, those provisions listed in article 2 on 23 November 2016.

This is the eighth commencement order made by the Welsh Ministers under the Housing (Wales) Act 2014 (“the Act”).

Article 2(2) brings into force the following provisions of Part 1 of the Act: sections 4, 9, 11, 13, 28, 30 to 33, 35, 43 and 44 and the following provisions for all remaining purposes: sections 5 to 8, 10, 12, 29, 34, 40 to 42 and 46.

## NOTE AS TO EARLIER COMMENCEMENT ORDERS

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

The following provisions of the Act have been brought into force to the extent noted below by commencement orders made before the date of this Order.

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Section 1	23 November 2015	<a href="#">2015/1826 (W. 266)</a>
Section 2 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 2 (for remaining purposes)	23 November 2015	<a href="#">2015/1826 (W. 266)</a>
Section 3 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 3 (for remaining purposes)	23 November 2015	<a href="#">2015/1826 (W. 266)</a>
Section 5 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 6 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 7 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 8 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 10 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 12 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 14 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 14 (for remaining purposes)	23 November 2015	<a href="#">2015/1826 (W. 266)</a>
Section 15 (partially)	1 December 2014	<a href="#">2014/3127 (W. 316)</a>
Section 15 (for remaining purposes)	23 November 2015	<a href="#">2015/1826 (W. 266)</a>

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<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Section 16 (partially)	1 December 2014	2014/3127 (W. 316)
Section 16 (for remaining purposes)	23 November 2015	2015/1826 (W. 266)
Sections 17 and 18	23 November 2015	2015/1826 (W. 266)
Section 19 (partially)	1 December 2014	2014/3127 (W. 316)
Section 19 (for remaining purposes)	23 November 2015	2015/1826 (W. 266)
Section 20 (partially)	1 December 2014	2014/3127 (W. 316)
Section 20 (for remaining purposes)	23 November 2015	2015/1826 (W. 266)
Section 21 (partially)	1 December 2014	2014/3127 (W. 316)
Section 21 (for remaining purposes)	23 November 2015	2015/1826 (W. 266)
Section 22	23 November 2015	2015/1826 (W. 266)
Section 23 (partially)	1 December 2014	2014/3127 (W. 316)
Section 23 (for remaining purposes)	23 November 2015	2015/1826 (W. 266)
Sections 24 to 27	23 November 2015	2015/1826 (W. 266)
Section 29 (partially)	1 December 2014	2014/3127 (W. 316)
Section 34 (partially)	1 December 2014	2014/3127 (W. 316)
Section 36 to 39	23 November 2015	2015/1826 (W. 266)
Section 40 (partially)	1 December 2014	2014/3127 (W. 316)
Section 41 (partially)	1 December 2014	2014/3127 (W. 316)
Section 42 (partially)	1 December 2014	2014/3127 (W. 316)
Section 45	23 November 2015	2015/1826 (W. 266)
Section 46 (partially)	1 December 2014	2014/3127 (W. 316)
Sections 47 and 48	23 November 2015	2015/1826 (W. 266)
Section 49 (partially)	1 December 2014	2014/3127 (W. 316)
Section 49 (for remaining purposes)	23 November 2015	2015/1826 (W. 266)
Section 50 (partially)	1 December 2014	2014/3127 (W. 316)
Section 50 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 51 to 56	27 April 2015	2015/1272 (W. 88)
Section 57 (partially)	1 December 2014	2014/3127 (W. 316)

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Section 57 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 58	27 April 2015	2015/1272 (W. 88)
Section 59 (partially)	1 December 2014	2014/3127 (W. 316)
Section 59 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 60 to 63	27 April 2015	2015/1272 (W. 88)
Section 64 (partially)	1 December 2014	2014/3127 (W. 316)
Section 64 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 65 to 71	27 April 2015	2015/1272 (W. 88)
Section 72 (partially)	1 December 2014	2014/3127 (W. 316)
Section 72 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 73	27 April 2015	2015/1272 (W. 88)
Section 74	27 April 2015	2015/1272 (W. 88)
Section 75(1), (2) and (4)	27 April 2015	2015/1272 (W. 88)
Sections 76 and 77	27 April 2015	2015/1272 (W. 88)
Section 78 (partially)	1 December 2014	2014/3127 (W. 316)
Section 78(2) (partially)	27 April 2015	2015/1272 (W. 88)
Section 78 (for remaining purposes)	1 July 2015	2015/1272 (W. 88)
Section 79	27 April 2015	2015/1272 (W. 88)
Section 80 (partially)	1 December 2014	2014/3127 (W. 316)
Section 80 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 81 (partially)	1 December 2014	2014/3127 (W. 316)
Section 81 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 82 to 85	27 April 2015	2015/1272 (W. 88)
Section 86 (partially)	1 December 2014	2014/3127 (W. 316)
Section 86 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 87 to 94	27 April 2015	2015/1272 (W. 88)
Section 95 (partially)	1 December 2014	2014/3127 (W. 316)
Section 95 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)

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<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Sections 96 and 97	27 April 2015	2015/1272 (W. 88)
Section 98 (partially)	1 December 2014	2014/3127 (W. 316)
Section 98 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 99 (partially)	1 December 2014	2014/3127 (W. 316)
Section 99 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 100	27 April 2015	2015/1272 (W. 88)
Sections 101 and 102	25 February 2015	2015/380 (W. 39)
Sections 103 and 104	16 March 2016	2016/266 (W. 99)
Section 105	25 February 2015	2015/380 (W. 39)
Section 106 (partially)	1 December 2014	2014/3127 (W. 316)
Section 106 (for remaining purposes)	25 February 2015	2015/380 (W. 39)
Section 107 to 110	25 February 2015	2015/380 (W. 39)
Sections 111 to 128	1 December 2014	2014/3127 (W. 316)
Section 130	1 December 2014	2014/3127 (W. 316)
Section 131(4)(c)	1 December 2014	2014/3127 (W. 316)
Section 137	1 December 2014	2014/3127 (W. 316)
Section 139	16 December 2015	2015/2046 (W. 310)
Sections 140 and 141	1 December 2014	2014/3127 (W. 316)
Section 144	1 December 2014	2014/3127 (W. 316)
Schedule 1	23 November 2015	2015/1826 (W. 266)
Paragraph 1 of Schedule 2 (partially)	1 December 2014	2014/3127 (W. 316)
Schedule 2 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Part 1 of Schedule 3	27 April 2015	2015/1272 (W. 88)
Part 2 of Schedule 3	25 February 2015	2015/380 (W. 39)
Part 3 of Schedule 3	1 December 2014	2014/3127 (W. 316)
Part 4 of Schedule 3	16 December 2015	2015/2046 (W. 310)
Part 5 of Schedule 3	1 December 2014	2014/3127 (W. 316)

See also section 145(1) of the Act for the provisions which came into force on the day the Act received Royal Assent and section 145(2) for those provisions which came into force 2 months after the Act received Royal Assent.

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