



OFFERYNNAU STATUDOL
CYMRU

WELSH STATUTORY
INSTRUMENTS

2021 Rhif 952 (Cy. 217)

2021 No. 952 (W. 217)

**LANDLORD A THENANT,
CYMRU**

**LANDLORD AND TENANT,
WALES**

**Rheoliadau Tenantiaethau Busnes
(Estyn Gwarchodaeth rhag
Fforffediad etc.) (Cymru)
(Coronafeirws) (Rhif 3) 2021**

**The Business Tenancies (Extension
of Protection from Forfeiture etc.)
(Wales) (Coronavirus) (No. 3)
Regulations 2021**

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

EXPLANATORY NOTE

(This note is not part of the Regulations)

Mae adran 82 o Ddeddf y Coronafeirws 2020 (“y Ddeddf”) yn sicrhau na chaniateir gorfodi ailfynediad neu fforffediad am beidio â thalu rhent mewn perthynas â thenantiaethau busnes perthnasol yn ystod y cyfnod perthnasol (“relevant period”). Mae adran 82(12) o'r Ddeddf yn diffinio'r “relevant period” fel cyfnod sy'n dechrau â 26 Mawrth 2020, ac sy'n gorffen â 30 Mehefin 2020 neu ar unrhyw ddyddiad diweddarach a bennir mewn rheoliadau a wneir gan yr awdurdod cenedlaethol perthnasol.

Gweinidogion Cymru yw'r awdurdod cenedlaethol perthnasol o ran Cymru.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) 2020 (O.S. 2020/606 (Cy. 140)) y cyfnod perthnasol hyd 30 Medi 2020.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 2) 2020 (O.S. 2020/960 (Cy. 214)) y cyfnod perthnasol ymhellach hyd 31 Rhagfyr 2020.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 3) 2020 (O.S. 2020/1456 (Cy. 314)) y cyfnod perthnasol ymhellach hyd 31 Mawrth 2021.

Section 82 of the Coronavirus Act 2020 (“the Act”) ensures that re-entry or forfeiture for non-payment of rent may not be enforced in relation to relevant business tenancies during the “relevant period”. Section 82(12) of the Act defines the “relevant period” as beginning with 26 March 2020, and ending with 30 June 2020, or such later date as may be specified in regulations made by the relevant national authority.

The Welsh Ministers are the relevant national authority in relation to Wales.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2020 (S.I. 2020/606 (W. 140)) extended the “relevant period” until 30 September 2020.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 2) Regulations 2020 (S.I. 2020/960 (W. 214)) further extended the “relevant period” until 31 December 2020.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 3) Regulations 2020 (S.I. 2020/1456 (W. 314)) further extended the “relevant period” until 31 March 2021.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) 2021 (O.S. 2021/253 (Cy. 66)) y cyfnod perthnasol ymhellach hyd 30 Mehefin 2021.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 2) 2021 (O.S. 2021/759 (Cy. 186)) y cyfnod perthnasol ymhellach hyd 30 Medi 2021.

O ganlyniad i'r Rheoliadau hyn, mae'r moratoriwm a ddarperir gan adran 82 o'r Ddeddf wedi ei estyn ymhellach hyd 25 Mawrth 2022.

Mae rheoliad 2 o'r Rheoliadau hyn yn estyn y cyfnod perthnasol hyd 25 Mawrth 2022.

Mae rheoliad 3 o'r Rheoliadau hyn yn dirymu Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 2) 2021.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Aseidiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, lluniwyd asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn. Gellir cael copi oddi wrth: Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ ac ar wefan Llywodraeth Cymru ar www.llyw.cymru.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2021 (S.I. 2021/253 (W. 66)) further extended the "relevant period" until 30 June 2021.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 2) Regulations 2021 (S.I. 2021/759 (W. 186)) further extended the "relevant period" until 30 September 2021.

As a result of these Regulations, the moratorium provided by section 82 of the Act is further extended until 25 March 2022.

Regulation 2 of these Regulations extends the "relevant period" until 25 March 2022.

Regulation 3 of these Regulations revokes the Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 2) Regulations 2021.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, a regulatory impact assessment has been prepared as to the likely costs and benefits of complying with these Regulations. A copy can be obtained from the Welsh Government, Cathays Park, Cardiff, CF10 3NQ and on the Welsh Government's website at www.gov.wales.

2021 Rhif 952 (Cy. 217)

2021 No. 952 (W. 217)

**LANDLORD A THENANT,
CYMRU**

**LANDLORD AND TENANT,
WALES**

**Rheoliadau Tenantiaethau Busnes
(Estyn Gwarchodaeth rhag
Fforffediad etc.) (Cymru)
(Coronafeirws) (Rhif 3) 2021**

**The Business Tenancies (Extension
of Protection from Forfeiture etc.)
(Wales) (Coronavirus) (No. 3)
Regulations 2021**

Gwnaed 23 Awst 2021
Gosodwyd gerbron *Senedd*
Cymru 26 Awst 2021
Yn dod i rym 30 Medi 2021

Made 23 August 2021
Laid before Senedd Cymru 26 August 2021
Coming into force 30 September 2021

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pŵer a roddir iddynt gan adran 82(12) o Ddeddf y Coronafeirws 2020(1).

The Welsh Ministers make the following Regulations in exercise of the power conferred on them by section 82(12) of the Coronavirus Act 2020(1).

Enwi a chychwyn

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 3) 2021.

(2) Daw'r Rheoliadau hyn i rym ar 30 Medi 2021.

Title and commencement

1.—(1) The title of these Regulations is the Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 3) Regulations 2021.

(2) These Regulations come into force on 30 September 2021.

Estyn y cyfnod perthnasol sy'n darparu gwarchodaeth rhag fforffediad etc.

2. At ddibenion adran 82 (tenantiaethau busnes yng Nghymru a Lloegr: gwarchodaeth rhag fforffediad etc.) o Ddeddf y Coronafeirws 2020, mae'r "relevant period", fel y'i diffinnir yn is-adran (12) o'r adran honno yn gorffen, o ran Cymru, â 25 Mawrth 2022.

Extension of relevant period providing protection from forfeiture etc.

2. For the purposes of section 82 (business tenancies in England and Wales: protection from forfeiture etc.) of the Coronavirus Act 2020, the "relevant period", as defined in subsection (12) of that section ends, in relation to Wales, with 25 March 2022.

(1) 2020 p. 7.

(1) 2020 c. 7.

Dirymu

3. Mae Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 2) 2021(1) wedi eu dirymu.

Revocation

3. The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 2) Regulations 2021(1) are revoked.

Vaughan Gething

Gweinidog yr Economi, un o Weinidogion Cymru
23 Awst 2021

©[©]Hawlfraint y Goron 2021

Argraffwyd a chyhoeddwyd yn y Deyrnas Unedig gan The Stationery Office Limited o dan awdurdod ac arolygiaeth Jeff James, Rheolwr Gwasg Ei Mawrhydi ac Argraffydd Deddfau Seneddol y Frenhines.

Minister for Economy, one of the Welsh Ministers
23 August 2021

© Crown copyright 2021

Printed and published in the UK by The Stationery Office Limited under the authority and superintendence of Jeff James, Controller of Her Majesty's Stationery Office and Queen's Printer of Acts of Parliament.

(1) O.S. 2021/759 (Cy. 186).

(1) S.I. 2021/759 (W. 186).

£4.90

<http://www.legislation.gov.uk/id/wsi/2021/952>

ISBN 978-0-348-39105-3



9 780348 391053