

WELSH STATUTORY INSTRUMENTS

**2022 No. 795**

**The Renting Homes (Wales) Act 2016  
(Amendment of Schedule 12) Regulations 2022**

**Amendments to Schedule 12**

**13.** In paragraph 23—

(a) for sub-paragraph (3)(c) substitute—

“(c) the reference in paragraph 1(7) of Schedule 4 to the introduction date of the contract were a reference to—

(i) in relation to a converted contract which, immediately before the appointed day, was an introductory tenancy, to the day which was the beginning of the trial period under section 125(2)(a) or (b) of the Housing Act 1996 (c. 52);

(ii) in relation to a converted contract which, immediately before the appointed day, was a starter tenancy, to the introduction date of the tenancy as determined in accordance with sub-paragraph (5).”

(b) for sub-paragraph (6) substitute—

“(6) For the purposes of paragraph 2 of Schedule 4 the introduction date—

(a) in relation to a converted contract which, immediately before the appointed day, was an introductory tenancy, is the day which was the beginning of the trial period under section 125(2)(a) or (b) of the Housing Act 1996;

(b) in relation to a converted contract which, immediately before the appointed day, was a starter tenancy, is the introduction date of the tenancy as determined in accordance with sub-paragraph (5).”

(c) for sub-paragraph (7) substitute—

“(7) Paragraph 2(5) and (6) of Schedule 4 does not apply, but—

(a) a notice of extension given, in relation to a converted contract which was an introductory tenancy, under section 125A of the Housing Act 1996, and

(b) a notice, given in relation to a converted contract which was a starter tenancy, extending the period at the end of which the landlord and the tenant would enter into an assured tenancy (that is not an assured shorthold tenancy),

has effect as if given under paragraph 3 of Schedule 4 (and, regardless of the length of extension under a notice as described in paragraph (b), the introductory period ends 18 months after the introduction date of the starter tenancy (as determined in accordance with sub-paragraph 5)).”

**Commencement Information**

**II** Reg. 13 in force at 14.7.2022, see [reg. 1\(2\)](#)

**Changes to legislation:**

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Amendment of Schedule 12) Regulations 2022, Section 13.