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## EXPLANATORY NOTE

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

This Order is the second commencement order made by the Welsh Ministers under the Renting Homes (Wales) Act 2016 (anaw 1) (“the Act”).

The Act makes provision about tenancies and licences which confer the right to occupy a dwelling as a home, including provision establishing two kinds of contract for the purpose of renting homes and for connected purposes.

The Act is amended by the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).

Article 2 of this Order brings the Act into force, to the extent that it is not already in force, on 1 December 2022.

In preparation for the coming into force of the remainder of the Act, 13 substantive statutory instruments have been made under various enabling provisions within the Act. 12 of those statutory instruments have been made on the basis that they will come into force on the day on which section 239 of the Act comes into force.

Section 38(1) of the Legislation (Wales) Act 2019 (anaw 4) enables the Welsh Ministers to amend provisions which describe a date or time by reference to the coming into force of an enactment, with the actual date or time (once known).

In exercise of that power, articles 3 to 15 amend the 12 statutory instruments to replace references to the day on which section 239 of the Act comes into force with a reference to 1 December 2022.

**Changes to legislation:**

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Commencement No. 2 and Consequential Amendments) Order 2022.