

WELSH STATUTORY INSTRUMENTS

2022 No. 1166

**The Renting Homes (Wales) Act 2016
(Consequential Amendments) Regulations 2022**

Landlord and Tenant Act 1985

13.—(1) The Landlord and Tenant Act 1985(1) is amended as follows.

(2) In section 4 (provision of rent books), after subsection (3), insert—

“(4) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) In section 8(2) (implied terms as to fitness for human habitation: Wales), after subsection (5), insert—

“(5A) This section does not apply if the contract is an occupation contract (for provisions about the condition of dwellings that are subject to an occupation contract, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(5B) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(4) In section 13(3) (leases to which s 11 applies: general rule), after subsection (1), insert—

“(1ZA) But in the case of a dwelling-house in Wales, section 11 does not apply if the dwelling-house is subject to an occupation contract (for provisions about repairing obligations in the case of occupation contracts, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(1ZB) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

Commencement Information

II Reg. 13 in force at 1.12.2022, see [reg. 1\(1\)](#)

(1) [1985 c. 70](#).

(2) Section 8 was amended by section 1 of the Homes (Fitness for Human Habitation) Act 2018 (c. 34) and sections 39(2) and 115(2) of and paragraph 12(1) of Part 3 of Schedule 2 and Part 2 of Schedule 10 to the Protection of Freedoms Act 2012 (c. 9).

(3) Section 13 was amended by section 166 of the Localism Act 2011 (c. 20) and will be further amended by section 118 of and paragraph 18(1) of Schedule 7 to the Housing and Planning Act 2016 (c. 22).

Changes to legislation:

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022, Section 13.