

Renters' Rights Act: Key dates

The biggest shake-up to renting in a generation. Here's what's happening and when

Phase 1: From Royal Assent to 1 May 2026 - when Section 21 ends and new tenancy rules begin

27 Oct 2025 – Royal Assent

The Act officially becomes law. From this date, regulations can be made and a lead enforcement authority can be appointed.

Jan 2026 – Draft tenancy wording published

The government published the wording for new tenancy agreements, known as the Written Statement of Terms. Landlords will need to give this to tenants before any new Assured Periodic Tenancies begin.

30 Apr 2026 – Last day to serve a Section 21 notice

This is the last day landlords can serve a valid Section 21 notice. It must be served before 4.30pm.

27 Dec 2025 – New powers for local councils

Local councils get new powers to investigate and take action against landlords who break the rules.

Mar 2026 – Final tenancy wording and Information Sheet published

The government published the final tenancy wording, including Written Statement of Terms, as well an [Information Sheet](#). Landlords will need to share this with their existing tenants before 31 May 2026.

1 May 2026 – Section 21 ends. Tenancy reforms begin

The biggest changes take effect. Section 21 “no-fault” evictions are abolished and fixed term assured shorthold tenancies will automatically become assured periodic tenancies.

Any tenancy starting on or after 1 May should be issued as a periodic assured shorthold tenancy and government information sheet, even if signed before 1 May. This is so tenants understand the type of agreement they'll have.

From this date, landlords cannot accept rent before the assured periodic tenancy is signed. After signing, landlords may only request up to one month's rent at a time.

Phase 1 complete. Now for the deadlines and longer-term changes that follow

31 May 2026 – Send the information sheet to existing tenants

Landlords must make sure they've sent the government's information sheet to all their existing tenants by today. Miss this deadline and face the possibility of financial penalty.

31 Jul 2026 – Section 21 notices expire

This is the final deadline to apply to court using a Section 21 notice. After today, all Section 21 notices become invalid.

2027 – Reforms extend to social housing

The Renters Rights Act reforms are extended to cover social housing.

2035 – Decent Homes Standard comes to private rentals

The Decent Homes Standard (DHS) will be extended to cover private rented homes, setting out the minimum condition properties must meet.

Spring/Summer 2026 – Financial penalties for serious hazards

New financial penalties come into force for landlords who fail to address the most serious property hazards. Exact timing will be confirmed when updated guidance is published.

From late 2026 – PRS database launches

A new database launches for the private rented sector (PRS). Landlords will need to register themselves and their properties, including compliance information. It will roll out in phases across regions.

2028 – Landlord Ombudsman sign-up becomes mandatory

All landlords are expected to be required to join the new Landlord Ombudsman scheme.

Timing to be confirmed - Awaabs law extended to private rentals

Awaabs law, which requires hazards to be fixed within set timescales, will be extended to cover private rented homes. The date is yet to be confirmed.

For more information visit:

www.gov.uk/guidance/renting-out-your-property-guidance-for-landlords-and-letting-agents