

UK Landlord Compliance Checklist

Updated for the Renters' Rights Act 2025 • Valid from 1 May 2026

■ **Important 2026 Update:** The Renters' Rights Act 2025 (Royal Assent 27 Oct 2025) takes effect **1 May 2026**. Section 21 'no-fault' evictions are abolished. All tenancies become periodic. Landlord registration on the national database is mandatory. Failure to comply risks civil penalties up to **£30,000** or criminal prosecution.

1 Pre-Tenancy Safety Certificates

| ✓ | Requirement | Frequency / Deadline | Status |
|---|---|----------------------|-----------|
| ■ | Gas Safety Certificate (CP12) Annual check by a Gas Safe registered engineer. Copy must be given to tenant before move-in and within 28 days of each renewal. | Annually | |
| ■ | Electrical Installation Condition Report (EICR) Full inspection of all fixed wiring by a qualified electrician. Must be provided to tenant before move-in. | Every 5 years | MANDATORY |
| ■ | Energy Performance Certificate (EPC) Minimum E rating now required. Must be provided to tenant at listing stage. EPC rating C required by 2030 — budget for upgrades early. | Every 10 years | |
| ■ | Smoke Alarms At least one alarm on every storey used as living accommodation. Test on day 1 of tenancy and maintain throughout. | Day 1 + ongoing | MANDATORY |
| ■ | Carbon Monoxide (CO) Alarms Required in every room containing a fixed combustion appliance (e.g. boiler, gas fire). Also recommended near solid fuel appliances. | Ongoing | |
| ■ | Legionella Risk Assessment Assess water systems for Legionella bacteria risk. Most residential properties are low risk but assessment must still be documented. | Regularly reviewed | MANDATORY |
| ■ | PAT Testing (Portable Appliance Testing) No fixed legal interval for standard lets, but all supplied appliances must be safe. Mandatory for HMOs. | Regular intervals | |

■ **Failure to provide the Gas Safety Certificate or EICR before move-in is a criminal offence and removes your right to serve a possession notice.**

2 Pre-Tenancy Legal Documents

| ✓ | Requirement | Frequency / Deadline | Status |
|---|---|----------------------|-------------|
| ■ | Tenancy Agreement A written agreement must be provided before move-in. From 1 May 2026, all new tenancies are Assured Periodic Tenancies — fixed-term ASTs are abolished. | Before move-in | |
| ■ | 'How to Rent' Guide Latest version of the government's How to Rent guide must be given to tenants in England at the start of every tenancy. Failure removes your right to serve a possession notice. | Before move-in | MANDATORY |
| ■ | Renters' Rights Act Information Sheet For existing tenancies that started before 1 May 2026, landlords must send the government-produced information sheet to tenants by 31 May 2026. | By 31 May 2026 | |
| ■ | Right to Rent Check Verify that all adult occupants have the legal right to rent in the UK. Check identity documents and keep copies. Failure can result in unlimited fines. | Before move-in | MANDATORY |
| ■ | Deposit Protection — TDP Scheme Register tenant's deposit in a government-approved Tenancy Deposit Protection scheme within 30 days. Provide prescribed information in writing. Deposit capped at 5 weeks' rent (6 weeks if annual rent exceeds £50,000). | Within 30 days | |
| ■ | Inventory & Schedule of Condition Detailed written record of property condition and contents, ideally with dated photographs, signed by both parties. Essential for deposit dispute resolution. | Move-in day | RECOMMENDED |

3 During the Tenancy — Ongoing Obligations

| ✓ | Requirement | Frequency / Deadline | Status |
|---|---|----------------------|-----------|
| ■ | <p>Annual Gas Safety Renewal</p> <p>Renew CP12 every year. Provide tenant with copy within 28 days of check. Keep records for at least 2 years.</p> | Annually | |
| ■ | <p>EICR Renewal</p> <p>Re-inspect electrical installation every 5 years or as recommended. Remedial work must be completed within 28 days.</p> | Every 5 years | MANDATORY |
| ■ | <p>Repairs & Maintenance</p> <p>Respond to repair requests promptly. Responsible for structure, exterior, roof, walls, drains, gutters, heating, hot water, gas, electrical and sanitation systems (Landlord & Tenant Act 1985, s.11).</p> | On notification | |
| ■ | <p>Awaab's Law — Damp & Mould</p> <p>Following the Awaab Ishak case, fixed timeframes now apply to social landlords for hazards including damp and mould. Extension to private sector is planned. Treat all mould reports as urgent.</p> | Immediate action | MANDATORY |
| ■ | <p>HHSRS Hazard-Free Property</p> <p>Property must remain free from Category 1 hazards under the Housing Health & Safety Rating System. Council can serve improvement notices if standards fall.</p> | Ongoing | |
| ■ | <p>Property Access — 24 Hours' Notice</p> <p>Give at least 24 hours' written notice before entering for inspections or repairs. Emergency entry (gas leak, flood, fire) may be immediate.</p> | Each visit | MANDATORY |
| ■ | <p>Rent Increases — Section 13</p> <p>From 1 May 2026, rent can only be increased once per year via a Section 13 notice. Must give at least 2 months' written notice. Tenants can challenge at tribunal.</p> | Max. once per year | |
| ■ | <p>HMO Licence (if applicable)</p> <p>Properties occupied by 5 or more people from 2+ households require a mandatory HMO licence. Check local authority for additional licensing schemes.</p> | Ongoing | MANDATORY |

■ From 1 May 2026 you cannot serve a Section 21 notice. All evictions must use Section 8 grounds. Keep detailed rent ledgers, inspection records and written communications as evidence.

4 Financial & Tax Obligations

| ✓ | Requirement | Frequency / Deadline | Status |
|---|---|----------------------|-----------|
| ■ | Report Rental Income to HMRC Declare all rental income on your Self Assessment tax return. Allowable deductions include repairs, insurance, agent fees and mortgage interest (subject to restrictions). | Annual tax return | |
| ■ | Making Tax Digital (MTD) Landlords earning over £50,000 annually must comply with MTD for Income Tax from April 2026. Requires digital record-keeping and quarterly submissions to HMRC. | From April 2026 | MANDATORY |
| ■ | Landlord Insurance Standard home insurance does not cover rental properties. Arrange specialist landlord buildings insurance. Consider rent guarantee and liability cover. | Before move-in | |
| ■ | Deposit Return at End of Tenancy Return deposit (less agreed deductions) through the TDP scheme promptly after tenancy ends. Disputed deductions go through the scheme's free ADR service. | End of tenancy | MANDATORY |
| ■ | Utility Bills — Tenant Fees Act 2019 If landlord pays utilities, tenant can only be charged the actual bill amount. No profit is permitted. All permissible charges must be set out in the tenancy agreement. | Ongoing | |

5 Renters' Rights Act 2025 — New Duties (from 1 May 2026)

| ✓ Requirement | Frequency / Deadline | Status |
|---|----------------------|-----------|
| <p>Join the Private Rented Sector Ombudsman All private landlords in England must join the new PRS Ombudsman scheme. Provides tenants with a free, legally binding dispute resolution route.</p> | From 2026 (phased) | |
| <p>Register on National Landlord Database All landlords must register themselves and their properties on the new national database. Agents cannot market unregistered properties.</p> | Late 2026 (phased) | MANDATORY |
| <p>No Section 21 — Eviction via Section 8 Only Section 21 'no-fault' evictions are abolished. You must have a valid Section 8 ground. For selling or moving in, give 4 months' notice; cannot act within first 12 months of tenancy.</p> | From 1 May 2026 | |
| <p>No Discrimination — Benefits & Children It is now illegal to refuse tenants solely because they receive benefits (DSS) or have children. Remove any discriminatory wording from all property listings.</p> | From 1 May 2026 | MANDATORY |
| <p>Rent in Advance Cap Landlords cannot request more than 1 month's rent in advance. Requesting more is a criminal offence under the Act.</p> | From 1 May 2026 | |
| <p>Pet Requests Tenants have the right to request a pet. Landlords must consider requests fairly and cannot refuse without good reason. Tenants may be required to have pet insurance.</p> | From 1 May 2026 | MANDATORY |
| <p>EPC Rating C by 2030 Most privately rented properties must achieve a minimum EPC rating of C by 2030. Start planning energy efficiency upgrades now — insulation, boiler replacement, glazing.</p> | By 2030 | |
| <p>Decent Homes Standard A new Decent Homes Standard will apply to the private rented sector for the first time. Local councils gain new powers to issue civil penalties up to £7,000 for non-compliance.</p> | Phased rollout | MANDATORY |

■ **Civil penalties: up to £5,000 for a first breach, up to £30,000 for serious/repeat offences. Rent Repayment Orders of up to 24 months' rent can apply for illegal eviction or unlicensed renting.**

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| Penalty Quick Reference | First breach: up to £5,000 | Serious / repeat: up to £30,000 | RRO: up to 24 months' rent | Extreme cases: criminal prosecution |
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This checklist is for guidance only and does not constitute legal advice. Always verify requirements with the relevant legislation or a qualified solicitor.
Sources: GOV.UK, NRLA, Renters' Rights Act 2025, Landlord & Tenant Act 1985, Tenant Fees Act 2019. | Last updated: April 2026