



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 2

### OCCUPATION CONTRACTS AND LANDLORDS

#### CHAPTER 1

##### OCCUPATION CONTRACTS

#### **7 Tenancies and licences that are occupation contracts**

- (1) A tenancy or licence is an occupation contract if—
  - (a) it is within subsection (2) or (3), and
  - (b) rent or other consideration is payable under it.
- (2) A tenancy or licence is within this subsection if—
  - (a) it is made between a landlord and an individual, and
  - (b) it confers on the individual the right to occupy a dwelling as a home.
- (3) A tenancy or licence is within this subsection if—
  - (a) it is made between a landlord and two or more persons at least one of whom is an individual, and
  - (b) it confers on the individual (or, if there is more than one individual, on one or more of them) the right to occupy a dwelling as a home.
- (4) But there are exceptions to subsection (1) set out in Schedule 2, which provides—
  - (a) in Part 1, that certain tenancies and licences not within subsection (2) or (3) can be occupation contracts if notice is given,
  - (b) in Part 2, that certain tenancies and licences that are within subsection (2) or (3) are not occupation contracts unless notice is given,
  - (c) in Part 3, that certain tenancies and licences are never occupation contracts,
  - (d) in Parts 4 and 5, that certain tenancies and licences can be occupation contracts, but special rules apply in relation to them, and

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**Changes to legislation:** Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 16 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

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- (e) in Part 6, that the Welsh Ministers may amend that Schedule.
- (5) Each person with whom a landlord makes an occupation contract is a contract-holder under the occupation contract.
- (6) But an individual cannot be a contract-holder under an occupation contract if he or she has not reached the age of 18.

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**Commencement Information**

**I1** S. 7 in force at 1.12.2022 by S.I. 2022/906, art. 2

## **8 Secure contracts and standard contracts**

- (1) An occupation contract is either—
  - (a) a secure contract, or
  - (b) a standard contract.
- (2) A secure contract is a periodic contract.
- (3) A standard contract is either a fixed term contract or a periodic contract.

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**Commencement Information**

**I2** S. 8 in force at 1.12.2022 by S.I. 2022/906, art. 2

**Changes to legislation:**

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**Changes and effects yet to be applied to :**

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)