



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 6

### PROVISIONS APPLYING ONLY TO PERIODIC STANDARD CONTRACTS

#### CHAPTER 2

##### EXCLUSION FOR SPECIFIED PERIODS

#### **121 Exclusion of contract-holder from dwelling for specified periods**

- (1) A periodic standard contract may provide that the contract-holder is not entitled to occupy the dwelling as a home for such periods as are specified in the contract.
- (2) The contract may specify periods for the purpose of subsection (1) by reference to any matters reasonably ascertainable by the contract-holder (as well as by reference to specified dates).
- [<sup>F1</sup>(3) The Welsh Ministers may by regulations amend this Act for the purpose of—
  - (a) providing that subsection (1) does not apply in relation to periodic standard contracts of a particular description;
  - (b) providing that subsection (1) applies only in relation to periodic standard contracts of a particular description;
  - (c) changing, or imposing limits on, what may be provided for or specified in a periodic standard contract under subsection (1) or (2) (either generally or in relation to periodic standard contracts of a particular description);
  - (d) specifying circumstances (either generally or in relation to periodic standard contracts of a particular description) in which a periodic standard contract may or may not include provision under subsection (1);
  - (e) imposing requirements on a landlord in relation to the inclusion in a periodic standard contract of provision under subsection (1).]

---

**Changes to legislation:** *Renting Homes (Wales) Act 2016, Section 121 is up to date with all changes known to be in force on or before 13 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*

---

---

#### **Textual Amendments**

- F1** [S. 121\(3\)](#) inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 13(2)**, 19(3)
- 

#### **Commencement Information**

- I1** [S. 121](#) in force at 1.12.2022 by [S.I. 2022/906](#), **art. 2**

**Changes to legislation:**

Renting Homes (Wales) Act 2016, Section 121 is up to date with all changes known to be in force on or before 13 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.  
[View outstanding changes](#)

**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](#)