



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 9

### TERMINATION ETC. OF OCCUPATION CONTRACTS

#### CHAPTER 7

#### TERMINATION OF FIXED TERM STANDARD CONTRACTS

##### *Landlord's break clause*

**196** [<sup>F1</sup>Restriction on use of landlord's break clause until after the first 18 months of occupation]

(1) The landlord may not give notice under a landlord's break clause before the end of the period of [<sup>F2</sup>18 months] starting with the occupation date of the contract.

<sup>F3</sup>(2) .....

<sup>F4</sup>(3) .....

(4) This section is a fundamental provision which is incorporated as a term of all fixed term standard contracts, except fixed term standard contracts which—

(a) do not have a landlord's break clause, or

(b) are within Schedule 9 (whether or not they have a landlord's break clause),

<sup>F5</sup> ...

#### Textual Amendments

**F1** S. 196 heading substituted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021](#) (asc 3), **ss. 5(2)**, 19(3)

**F2** Words in s. 196(1) substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021](#) (asc 3), **ss. 5(1)(a)**, 19(3)

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**Changes to legislation:** *Renting Homes (Wales) Act 2016, Section 196 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*

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- F3** S. 196(2) omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), ss. 5\(1\)\(b\), 19\(3\)](#)
- F4** S. 196(3) omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), ss. 5\(1\)\(b\), 19\(3\)](#)
- F5** Words in s. 196(4) omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), s. 19\(3\), Sch. 6 para. 18](#)

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**Modifications etc. (not altering text)**

- C1** Pt. 9 excluded (1.12.2022) by 2004 c. 34, s. 33(c) (as inserted by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\), regs. 1\(1\), 28\(2\)\(c\)](#))

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**Commencement Information**

- I1** S. 196 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](#)