



Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

RENTING HOMES (AMENDMENT) (WALES) ACT 2021

Landlord's notice: minimum notice periods

- 1 Landlord's notice under periodic standard contract: minimum notice period
- 2 Landlord's break clause under fixed term standard contract: minimum notice period
- 3 Standard contracts with minimum notice period of two months

When landlord's notice may be given

- 4 Landlord's notice under periodic standard contract: when notice may be given
- 5 Landlord's break clause under fixed term standard contract: when notice may be given

Giving and withdrawing landlord's notice

- 6 Restrictions on giving notice under section 173 or 186 or under a landlord's break clause: breaches of statutory obligations
- 7 Restrictions on giving further landlord's notices under periodic standard contract
- 8 Withdrawal of notice under section 173 and under a landlord's break clause
- 9 Restriction on giving notice under section 173 and under landlord's break clause following retaliatory possession claim

Further provision about termination of fixed term standard contracts

- 10 Notice in connection with end of term of fixed term standard contracts restricted to certain contracts

Changes to legislation: There are currently no known outstanding effects for the Renting Homes (Amendment) (Wales) Act 2021. (See end of Document for details)

- 11 Landlord's break clause restricted to certain fixed term standard contracts

Variation of periodic standard contracts

- 12 Landlord's request to vary periodic standard contract terms: removal of additional notice procedure

Temporary exclusion of contract-holder from dwelling under standard contract

- 13 Power to restrict right to exclude contract-holder from dwelling for specified periods

Miscellaneous

- 14 Miscellaneous amendments to the 2016 Act
 15 Service charges permitted by the Renting Homes (Fees etc.) (Wales) Act 2019 etc.
 16 Fee for further copy of written statement to be a permitted payment

General

- 17 Interpretation
 18 Minor and consequential amendments
 19 Coming into force
 20 Short title

SCHEDULE 1 — NEW SCHEDULE 8A TO THE 2016 ACT
 This Schedule sets out the new Schedule 8A to the...

SCHEDULE 2 — NEW SCHEDULE 9A TO THE 2016 ACT
 This Schedule sets out the new Schedule 9A to the...

SCHEDULE 3 — NEW SCHEDULE 9B TO THE 2016 ACT
 This Schedule sets out the new Schedule 9B to the...

SCHEDULE 4 — NEW SCHEDULE 9C TO THE 2016 ACT
 This Schedule sets out the new Schedule 9C to the...

SCHEDULE 5 — MISCELLANEOUS AMENDMENTS TO THE 2016 ACT

Introductory

- 1 The 2016 Act is amended as follows.

Modification and variation of fundamental provisions

- 2 (1) In section 20 (incorporation and modification of fundamental provisions)—...

Editorial changes to written statement

- 3 In section 33 (editorial changes to written statement), in subsection...

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Amendment of references to “the relevant date” in sections 110, 129 and 137

4 In subsection (7) of each of— (a) section 110 (secure...

*Secure tenancies that are housing association tenancies
to be capable of becoming occupation contracts*

5 (1) In section 242 (interpretation of Chapter 3 of Part...

Power to make provision relating to the abolition of assured, secure and other tenancies

6 (1) After section 239 (abolition of assured, secure and other...

Dwellings on border between Wales and England

7 In section 246 (meaning of “dwelling”), in subsection (1) omit...

Power to amend legislation enacted or made after the 2016 Act received Royal Assent

8 In section 255 (power to make consequential etc. provision), in...

Removal of references to accommodation for displaced persons

9 (1) In Schedule 3 (occupation contracts made with or adopted...

Amendment to Schedule 3: student accommodation

10 In Schedule 3 (occupation contracts made with or adopted by...

Minor amendments to the Welsh text

11 (1) In section 61 (failure to comply with conditions imposed...

SCHEDULE 6 — MINOR AND CONSEQUENTIAL AMENDMENTS

The 2016 Act

1 The 2016 Act is amended as follows.

2 In section 20 (incorporation and modification of fundamental provisions), in...

3 In section 22 (powers in relation to fundamental provisions), omit...

4 In section 34 (failure to provide written statement), after subsection...

5 In section 37 (incorrect statement: contract-holder's application to court), in...

6 In section 39 (provision by landlord of information about landlord),...

7 In section 46 (deposit schemes: further provision), in subsection (2)...

8 In section 65 (extended possession order against sub-holder), in subsection...

9 In section 122 (variation), in subsection (1), in paragraph (a)...

10 In section 127 (limitation on variation: periodic standard contracts), in...

11 In section 128 (written statement of variation), in subsection (1)...

12 In section 135 (limitation on variation: fixed term standard contracts)

—...

13 In section 147 (overview of Part 9), in table 1,...

14 In section 150 (possession notices), in subsection (1)—

15 In section 175 (restriction on giving notice under section 173...

16 In section 181 (serious rent arrears), in subsection (1), for...

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- 17 In section 183 (relevance of events under fixed term standard...
- 18 In section 196 (restrictions on use of landlord's break clause...
- 19 In section 204 (possession claims), in subsection (1), in paragraph...
- 20 In section 253 (index of terms), in table 2, in...
- 21 In section 256 (regulations)— (a) in subsection (2) for “an...
- 22 (1) Schedule 1 (overview of fundamental provisions incorporated as terms...
- 23
- 24 In Schedule 4 (introductory standard contracts), in paragraph 3, in...
- 25 (1) Schedule 7 (prohibited conduct standard contracts) is amended as...
- 26 (1) Schedule 9 (standard contracts to which limits in sections...
- 27 (1) Schedule 12 (conversion of tenancies and licences existing before...

Renting Homes (Fees etc.) (Wales) Act 2019

- 28 (1) The Renting Homes (Fees etc.) (Wales) Act 2019 (anaw...

Changes to legislation:

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