



OFFERYNNAU STATUDOL
CYMRU

WELSH STATUTORY
INSTRUMENTS

2015 Rhif 1826 (Cy. 266) (C. 114)

2015 No. 1826 (W. 266) (C. 114)

TAI, CYMRU

HOUSING, WALES

**Gorchymyn Deddf Tai (Cymru)
2014 (Cychwyn Rhif 4) 2015**

**The Housing (Wales) Act 2014
(Commencement No. 4) Order 2015**

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Gorchymyn)

Mae'r Gorchymyn hwn yn dwyn i rym, ar 23 Tachwedd 2015, ddarpariaethau penodol o Ran 1 o Ddeddf Tai (Cymru) 2014 ("y Ddeddf"). Mae Rhan 1 o'r Ddeddf yn ymwneud â rheoleiddio tai rhent preifat. Mae Rhan 1 yn cynnwys gofyniad, sy'n ddarostyngedig i eithriadau, i landlordiaid anheddau a osodir, neu sydd i'w gosod, o dan denantiaethau domestig, gofrestru gyda'r awdurdod trwyddedu dynodedig. Yn yr un modd, mae'n ofynnol i asiantau landlordiaid a landlordiaid sy'n ymhél â gosod neu reoli anheddau o'r fath wneud cais i'r awdurdod trwyddedu am drwydded.

Bydd y darpariaethau sy'n dod i rym ar 23 Tachwedd 2015 yn caniatáu i landlordiaid fod wedi eu cofrestru ar ôl cyflwyno'r wybodaeth angenrheidiol i'r awdurdod trwyddedu, ac yn caniatáu i landlordiaid ac asiantau fel ei gilydd wneud ceisiadau am drwyddedau i'r awdurdod trwyddedu. O ran trwyddedau, bydd unrhyw apêl gysylltiedig yn erbyn penderfyniad yr awdurdod trwyddedu yn apêl i driwlynlys eiddo preswyl. Bydd gan yr awdurdod trwyddedu'r pwerau i brosesu gwybodaeth a gyflwynir, i gofrestru landlordiaid ac i benderfynu ceisiadau am drwyddedau. Mae darparu gwybodaeth ffug neu gamarweiniol i'r awdurdod trwyddedu yn drosedd.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order brings into force, on 23 November 2015, certain provisions of Part 1 of the Housing (Wales) Act 2014 ("the Act"). Part 1 of the Act relates to the regulation of private rented housing. Part 1 includes a requirement, which is subject to exceptions, for landlords of dwellings let, or to be let, under domestic tenancies, to register with the designated licensing authority. Similarly, agents of landlords and landlords who are engaged in letting or managing such dwellings are required to apply to the licensing authority for a licence.

The provisions which come into force on 23 November 2015 will allow for landlords to be registered further to submitting necessary information to the licensing authority, and for both landlords and agents to make applications for licences to the licensing authority. In relation to licences, any related appeal against the decision of the licensing authority will be to a residential property tribunal. The licensing authority will have the powers to process submitted information, register landlords and to determine licence applications. The supply of false or misleading information to the licensing authority constitutes an offence.

**NODYN AM Y GORCHMYNION CYCHWYN
CYNHARACH**

(Nid yw'r nodyn hwn yn rhan o'r Gorchymyn)

Mae'r darpariaethau a ganlyn yn y Ddeddf wedi eu dwyn i rym yn llawn (oni nodir fel arall) drwy orchymnion cychwyn a wnaed cyn dyddiad y Gorchymyn hwn:

**NOTE AS TO EARLIER COMMENCEMENT
ORDERS**

(This note is not part of the Order)

The following provisions of the Act have been brought into force to their fullest extent (unless indicated otherwise) by commencement orders made before the date of this Order:

<i>Darpariaeth</i>	<i>Dyddiad cychwyn</i>	<i>Rhif O.S.</i>	<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. Number</i>
Adrannau 2 i 3 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Sections 2 to 3 (partially)	1 December 2014	2014/3127 (W. 316)
Adrannau 5 i 8 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Sections 5 to 8 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 10 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 10 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 12 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 12 (partially)	1 December 2014	2014/3127 (W. 316)
Adrannau 14 i 16 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Sections 14 to 16 (partially)	1 December 2014	2014/3127 (W. 316)
Adrannau 19 i 21 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Sections 19 to 21 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 23 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 23 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 29 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 29 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 34 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 34 (partially)	1 December 2014	2014/3127 (W. 316)
Adrannau 40 i 42 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Sections 40 to 42 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 46 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 46 (partially)	1 December 2014	2014/3127 (W. 316)

<i>Darpariaeth</i>	<i>Dyddiad cychwyn</i>	<i>Rhif O.S.</i>	<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. Number</i>
Adran 49 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 49 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 50 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 50 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 50 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 50 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 51 i 56	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 51 to 56	27 April 2015	2015/1272 (W. 88)
Adran 57 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 57 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 57 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 57 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adran 58	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 58	27 April 2015	2015/1272 (W. 88)
Adran 59 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 59 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 59 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 59 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 60 i 63	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 60 to 63	27 April 2015	2015/1272 (W. 88)
Adran 64 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 64 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 64 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 64 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 65 i 71	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 65 to 71	27 April 2015	2015/1272 (W. 88)
Adran 72 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 72 (partially)	1 December 2014	2014/3127 (W. 316)

<i>Darpariaeth</i>	<i>Dyddiad cychwyn</i>	<i>Rhif O.S.</i>	<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. Number</i>
Adran 72 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 72 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 73 i 74	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 73 to 74	27 April 2015	2015/1272 (W. 88)
Adran 75(1), (2) a (4)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 75(1), (2) and (4)	27 April 2015	2015/1272 (W. 88)
Adrannau 76 i 77	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 76 to 77	27 April 2015	2015/1272 (W. 88)
Adran 78 (at ddiben gwneud Gorchmynion, Rheoliadau a Chyfarwyddydau)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 78 (for the purpose of making Orders, Regulations and Directions)	1 December 2014	2014/3127 (W. 316)
Adran 78(2)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 78(2)	27 April 2015	2015/1272 (W. 88)
Adran 79	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 79	27 April 2015	2015/1272 (W. 88)
Adran 80 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 80 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 80 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 80 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adran 81 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 81 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 81 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 81 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 82 i 85	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 82 to 85	27 April 2015	2015/1272 (W. 88)
Adran 86 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 86 (partially)	1 December 2014	2014/3127 (W. 316)

<i>Darpariaeth</i>	<i>Dyddiad cychwyn</i>	<i>Rhif O.S.</i>	<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. Number</i>
Adran 86 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 86 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 87 i 94	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 87 to 94	27 April 2015	2015/1272 (W. 88)
Adran 95 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 95 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 95 (at bob diben sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 95 (for all remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adrannau 96 i 97	27 Ebrill 2015	2015/1272 (Cy. 88)	Sections 96 to 97	27 April 2015	2015/1272 (W. 88)
Adran 98 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 98 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 98 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 98 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adran 99 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 99 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 99 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 99 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Adran 100	27 Ebrill 2015	2015/1272 (Cy. 88)	Section 100	27 April 2015	2015/1272 (W. 88)
Adrannau 101 i 102	25 Chwefror 2015	2015/380 (Cy. 39)	Sections 101 to 102	25 February 2015	2015/380 (W. 39)
Adran 105	25 Chwefror 2015	2015/380 (Cy. 39)	Section 105	25 February 2015	2015/380 (W. 39)
Adran 106 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 106 (partially)	1 December 2014	2014/3127 (W. 316)
Adran 106 (at y dibenion sy'n weddill)	25 Chwefror 2015	2015/380 (Cy. 39)	Section 106 (for remaining purposes)	25 February 2015	2015/380 (W. 39)

<i>Darpariaeth</i>	<i>Dyddiad cychwyn</i>	<i>Rhif O.S.</i>	<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. Number</i>
Adrannau 107 i 110	25 Chwefror 2015	2015/380 (Cy. 39)	Section 107 to 110	25 February 2015	2015/380 (W. 39)
Adrannau 111 i 128	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Sections 111 to 128	1 December 2014	2014/3127 (W. 316)
Adran 130 a Rhan 3 o Atodlen 3	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 130 and Part 3 of Schedule 3	1 December 2014	2014/3127 (W. 316)
Adran 131(4)(c)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 131(4)(c)	1 December 2014	2014/3127 (W. 316)
Adran 137	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 137	1 December 2014	2014/3127 (W. 316)
Adran 140	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 140	1 December 2014	2014/3127 (W. 316)
Adran 141 a Rhan 5 o Atodlen 3	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 141 and Part 5 of Schedule 3	1 December 2014	2014/3127 (W. 316)
Adran 144	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Section 144	1 December 2014	2014/3127 (W. 316)
Atodlen 2 (yn rhannol)	1 Rhagfyr 2014	2014/3127 (Cy. 316)	Schedule 2 (partially)	1 December 2014	2014/3127 (W. 316)
Atodlen 2 (at y dibenion sy'n weddill)	27 Ebrill 2015	2015/1272 (Cy. 88)	Schedule 2 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Rhan 1 o Atodlen 3	27 Ebrill 2015	2015/1272 (Cy. 88)	Part 1 of Schedule 3	27 April 2015	2015/1272 (W. 88)
Rhan 2 o Atodlen 3	25 Chwefror 2015	2015/380 (Cy. 39)	Part 2 of Schedule 3	25 February 2015	2015/380 (W. 39)

Gweler hefyd adran 145(1) o'r Ddeddf ar gyfer y darpariaethau a ddaeth i rym ar y diwrnod y cafodd y Ddeddf y Cydsyniad Brenhinol ac adran 145(2) ar gyfer y darpariaethau hynny a ddaeth i rym 2 fis ar ôl i'r Ddeddf gael y Cydsyniad Brenhinol.

See also section 145(1) of the Act for the provisions which came into force on the day the Act received Royal Assent and section 145(2) for those provisions which came into force 2 months after the Act received Royal Assent.

2015 Rhif 1826 (Cy. 266) (C. 114)

2015 No. 1826 (W. 266) (C. 114)

TAI, CYMRU

HOUSING, WALES

**Gorchymyn Deddf Tai (Cymru)
2014 (Cychwyn Rhif 4) 2015**

**The Housing (Wales) Act 2014
(Commencement No. 4) Order 2015**

Gwnaed

21 Hydref 2015

Made

21 October 2015

Mae Gweinidogion Cymru, drwy arfer y pwerau a roddwyd iddynt gan adran 145(3) o Ddeddf Tai (Cymru) 2014(1), yn gwneud y Gorchymyn a ganlyn.

The Welsh Ministers, in exercise of the powers conferred on them by section 145(3) of the Housing (Wales) Act 2014(1), make the following Order.

Enwi, cymhwyso a dehongli

Title, application and interpretation

1.—(1) Enw'r Gorchymyn hwn yw Gorchymyn Deddf Tai (Cymru) 2014 (Cychwyn Rhif 4) 2015.

1.—(1) The title of this Order is the Housing (Wales) Act 2014 (Commencement No. 4) Order 2015.

(2) Mae'r Gorchymyn hwn yn gymwys o ran Cymru.

(2) This Order applies in relation to Wales.

(3) Yn y Gorchymyn hwn, ystyr "y Ddeddf" ("*the Act*") yw Deddf Tai (Cymru) 2014.

(3) In this Order, "the Act" ("*y Ddeddf*") means the Housing (Wales) Act 2014.

Y diwrnod penodedig

Day appointed

2. Y diwrnod penodedig i'r darpariaethau a ganlyn yn y Ddeddf ddod i rym i'r graddau nad ydyw'r darpariaethau hynny eisoes mewn grym yw 23 Tachwedd 2015—

2. The day appointed is 23 November 2015 for the following provisions of the Act to come into force insofar as those provisions are not already in force—

- (a) adran 1 (trosolwg o'r Rhan hon);
- (b) adran 2 (ystyr y prif dermau);
- (c) adran 3 (awdurdod trwyddedu);
- (d) adran 14 (dyletswydd i gynnal cofrestr mewn perthynas ag eiddo ar rent) ac Atodlen 1 (cofrestr o dai rhent preifat);
- (e) adran 15 (cofrestru gan awdurdod trwyddedu);
- (f) adran 16 (dyletswydd i ddiweddarau gwybodaeth);

- (a) section 1 (overview of this Part);
- (b) section 2 (meaning of key terms);
- (c) section 3 (licensing authority);
- (d) section 14 (duty to maintain register in relation to rental properties) and Schedule 1 (register of private rented housing);
- (e) section 15 (registration by a licensing authority);
- (f) section 16 (duty to update information);

(1) 2014 dccc 7.

(1) 2014 anaw 7.

- | | |
|---|---|
| (g) adran 17 (dirymu cofrestrriad); | (g) section 17 (revocation of registration); |
| (h) adran 18 (trwyddedau y caniateir eu rhoi); | (h) section 18 (licences that may be granted); |
| (i) adran 19 (gofynion cais am drwydded); | (i) section 19 (licence application requirements); |
| (j) adran 20 (gofyniad person addas a phriodol); | (j) section 20 (fit and proper person requirement); |
| (k) adran 21 (penderfynu ar gais); | (k) section 21 (determination of application); |
| (l) adran 22 (amodau trwydded); | (l) section 22 (licence conditions); |
| (m) adran 23 (dyletswydd i ddiweddarau gwybodaeth); | (m) section 23 (duty to update information); |
| (n) adran 24 (diwygio trwydded); | (n) section 24 (amendment of licence); |
| (o) adran 25 (dirymu trwydded); | (o) section 25 (revocation of licence); |
| (p) adran 26 (trwydded yn dod i ben neu yn cael ei hadnewyddu); | (p) section 26 (expiry and renewal of licence); |
| (q) adran 27 (apelau trwyddedu); | (q) section 27 (licensing appeals); |
| (r) adran 36 (ceisiadau am wybodaeth gan awdurdodau a defnyddio gwybodaeth gan awdurdodau); | (r) section 36 (requests for information from authorities and use of information by authorities); |
| (s) adran 37 (pŵer i'w gwneud yn ofynnol cyflwyno dogfennau neu ddarparu gwybodaeth); | (s) section 37 (power to require documents to be produced or information given); |
| (t) adran 38 (gorfodi pwerau cael gafael ar wybodaeth); | (t) section 38 (enforcement of powers to obtain information); |
| (u) adran 39 (gwybodaeth anwir neu gamarweiniol); | (u) section 39 (false or misleading information); |
| (v) adran 45 (landlordiaid sy'n ymddiriedolwyr); | (v) section 45 (landlords who are trustees); |
| (w) adran 47 (gwybodaeth am geisiadau); | (w) section 47 (information about applications); |
| (x) adran 48 (rhoi hysbysiad etc. o dan y Rhan hon); ac | (x) section 48 (giving notification etc. under this Part); and |
| (y) adran 49 (dehongli'r Rhan hon a mynegai o dermau wedi eu diffinio). | (y) section 49 (interpretation of this Part and index of defined terms). |

Lesley Griffiths

Y Gweinidog Cymunedau a Threchu Tlodi, un o
Weinidogion Cymru
21 Hydref 2015

Minister for Communities and Tackling Poverty, one
of the Welsh Ministers
21 October 2015

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