



Llywodraeth Cymru
Welsh Government

1 December 2022

THE WAY YOU RENT IS CHANGING

Here's what renters need to know



New, simpler contracts will be issued

Tenants and licensees are called "contract holders" under the new law, and will be issued with an 'occupation contract' to replace the existing tenancy or licence agreement



Your home must be fit to live in

Your landlord must fit a smoke alarm, a carbon monoxide alarm, and carry out regular electrical safety testing



More notice of a rent increase

The notice period for a rent increase will double from one month to two months.



Stronger rights to stay in your home

New contracts issued after 1 December will be subject to a minimum of six months' notice, if you're not at fault and the landlord wishes to repossess the property (often called a 'no-fault eviction'). Also, your landlord cannot give you this six-month notice until you've lived in the property for six months. This means you're guaranteed to have a minimum occupation right of a year.



'Revenge' evictions prevented

Your landlord cannot ask you to leave just because you've complained that your home is in a poor state of repair (for example, your boiler is broken). This is sometimes referred to as a 'retaliatory eviction'



Contract-holders can be added or removed

from the contract more easily. This means, if another joint contract-holder leaves the contract, you won't be at risk of homelessness.



Greater rights to pass your home if you die

These 'succession rights' include your partner or adult children, if they live with you.



Visit: gov.wales/rentinghomes

Working together

for a safe home for all