

Renters' Rights Act readiness checklist for landlords in England:



1. Before a tenancy

- Does your property comply with the Decent Homes Standard?
- Is your property EPC rating at least E, with a plan to achieve C by 2030?
- Do you have working smoke and carbon monoxide alarms installed and maintained?
- Are your Gas Safety Certificate and electrical safety checks (EICR) up to date?

2. Tenant information and documentation

- Have you provided tenants with the Renters' Right Act Information Sheet before 31 May?
- Have you given tenants the current "How to Rent" guide?
- Are all your tenancy agreements periodic and not fixed-term?
- Is the tenant's deposit protected with a government-approved scheme within 30 days of receipt?

3. Evictions and possession

- Do you only seek possession on valid Section 8 grounds? (Section 21 abolished)
- Do you avoid evicting tenants for selling the property or moving in during the first 12 months?

4. Rent increases

- Are your rent increases limited to once a year?
- Are your rent increases in line with market rates?
- Do you give at least two months' notice before increasing rent?
- Are rent increase clauses excluded from your tenancy agreement?

5. Fair access and tenant rights

- Have you removed "no DSS" clauses excluding families or benefit tenants?
- Do you consider all tenant requests for pets fairly and reasonably?
- If you refuse a pet, are written reasons provided?

6. Landlord registration and ombudsman

- Are all your rental properties registered with the national landlord database (when available)?
- Have you joined the new Private Rented Sector Ombudsman service (when available)?

7. Advertising and rent rules

- Is a clear rent amount published in your adverts?
- Are offers above the advertised rent avoided (no bidding wars)?
- Do you accept no more than one month's rent upfront before tenancy starts?

8. Ongoing compliance

- Do you have landlord insurance, including pet cover (e.g. [Total Landlord's premier policy](#))?
- Are damp, mould, and urgent repairs addressed within Awaab's Law the timeframes?
- Are you up to date with government guidance, deadlines, and best practice?

