



Main contents of the Renting Homes (Wales) Act - Factsheet



The **Renting Homes (Wales) Act 2016**, is the biggest change to housing law in Wales, and it began on **1st December 2022**.

The Act means there will be changes to tenancy laws in Wales to make it simpler and easier to rent a home and give greater security for tenants. For example, an increase in the 'no fault' notice period from two to six months and, greater protection from eviction.

Landlords must also make sure that homes are safe to live in (known as **Fitness For Human Habitation**) e.g. have working smoke and carbon monoxide detectors. *To read more about Fitness For Human Habitation [click here](#).

Under the new law, tenants will become 'contract-holders' and Tenancy agreements will be replaced with 'Occupation Contracts'. An **Occupation Contract** is between the landlord, who owns the house/flat and you, the **Contract holder** who rents it.

A Standard Contract: is a contract for homes rented from private landlords (private rented sector – PRS) but, can sometimes be used by councils and RSLs (Housing Associations) for some types of housing (e.g. supported accommodation).

Your landlord must give you an 'Occupation Contract', which will replace your tenancy or licence agreement: this will say what you, and the landlord, can and can't do.

Important note: If you were a tenant with the landlord before 1st December 2022, the landlord will have to give you an 'occupation contract' by 1st June 2023 at the latest. But if you are a contract-holder who moves into your home on or after 1 December 2022, and so you have a brand-new occupation contract, the landlord has to give you the written statement within 14 days of the date you move in.)



The Occupation Contract will include:

- **Key matters:** For example, the names of the parties and address of the property. These must be inserted in every contract.
- **Fundamental Terms:** Cover the most important aspects of the contract, rights and responsibilities e.g. the landlord's responsibilities for repairs.
- **Supplementary Terms:** Deal with the more practical, day to day issues for example, the requirement to notify the landlord if the property is going to be empty for four weeks or more.
- **Additional Terms:** Other information, for example whether you're allowed to have pets.

Contracts can be given as a print-out copy or if the contract-holder agrees, electronically. You should sign the contract if you're happy with what it says. *For more information about what should be in an Occupation Contract [click here](#).

Further information is available on the Welsh Government's Renting Homes' webpages (www.gov.wales/rentinghomes) or contact your landlord for more information.



The link to the Easy-Read version of this information is [here](#).

Questions for tenants:

- Is the information in the document easy to understand? Can you make any suggestions/give any examples of how this could be made better?
- Is there too much information in this fact sheet?
- Is there too little information in this fact sheet?
- Is the way the document 'looks' easy to read? E.g. Do we need more gaps between the paragraphs? Would bullet points help? Would using different colours help?
- Is the size of the font big enough?
- Would a different font be easier to read?



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