

“ The Renters' Rights Act represents a fundamental system overhaul. The sector needs clarity and ample time, hopefully up to 12 months, to prepare properly for this new era.

Renters' Rights Act 2025

After years in the making, first as the Renters' Reform Bill and then the Renters' Rights Bill, the now **Renters' Rights Act 2025 ("RRA")** has finally received Royal Assent on 27 October 2025.

Fundamental Change

The RRA is a fundamental reform and much more significant, for example, than the previous Tenant Fees Act 2019. It overhauls the entire tenancy system and introduces many new provisions, representing a much larger change for landlords and letting agents.

FIGURE 1 highlight some of the key provisions, though the two most material ones are: the abolition of s21 "no fault" evictions and the introduction of Assured Periodic tenancies.

Precedent for a Long Implementation

The Tenant Fees Act set a precedent for a lengthy, phased implementation.

It had a 4-month transition for new tenancies and a 15-month period overall for existing ones following Royal Assent.

The RRA brings more fundamental changes than the TFA2019, and we would suggest that the Government will take this into account when it publishes guidance and timeframes.

Need for Clarity

As ever, the devil's in the detail, and while the RRA has received Royal Assent, its core rules are not yet in force.

The Government has the power to set the commencement date and has promised sufficient notice.

The *inset* on the right hand-side suggests a possible timeline for the Act to be fully implemented which would not see its main provisions take effect until well into 2026.

R3 will continue to provide updates to the market as and when new information comes to light.

Possible Timeline

A possible timeline for the RAA to be fully implemented. This would not see its main provisions take effect until well into 2026.

27 Oct 2025 Royal Assent

The Bill receives Royal Assent and becomes law. But the implementation of its provisions is not immediate.

27 Dec 2025 First changes take effect

New investigative powers by Local Housing Authorities take effect.

Q2 2026? Commencement date

No further guidance has been released at this stage, but we think the start of Q2 2026 may be the date from which all provisions will start to take effect. All ASTs will convert to Assured Periodic Tenancies (APT) and all new tenancies will be APT by default.

FIGURE 1 – RENTERS' RIGHTS ACT 2025 (RRA 2025) MAIN PROVISIONS

No more ASTs

All tenancies to become assured periodic tenancies (APTs) giving tenants 2 months notice to terminate from the outset

Abolish s21

Abolish s21 evictions: "no fault" notices from Landlords to regain possession no longer permissible

Possession

Ground for possession enhanced to allow Landlords to recover their property when reasonable

Rent increases

Restriction on rent increases, with notice to increase rent to be provided once a year and at market rate

Bidding wars

Banned: offers above asking price can no longer (by law) be accepted by Landlords or Estate Agents

Others

- Private rental sector database
- LL ombudsman
- Cap on +1 month rental payments
- Pets