

# Renters' Rights Act 2025 – Local Authority Enforcement Powers

Applies in England – phased implementation from 1 May 2026

## Enforcement Duties

- Local housing authorities now have a statutory duty to enforce landlord legislation in their area.
- Councils must report enforcement activity to the Secretary of State.

## Investigatory Powers

- Councils can require information from landlords, agents, banks, accountants, property tech firms, and contractors.
- Authorities can enter business and residential premises with or without a warrant to investigate breaches.
- Powers extend to other housing legislation including Protection from Eviction Act 1977 and Housing Act 2004.

## Civil Penalties

- Breaches (minor non-compliance): Up to £7,000 per breach (e.g., attempting to let on a fixed-term tenancy, ending tenancy verbally).
- Offences (serious or repeated non-compliance): Up to £40,000 per offence (e.g., illegal eviction, failure to register on PRS database).

## Additional Sanctions

- Rent Repayment Orders: Tenants can reclaim up to 2 years' rent for certain offences.
- Criminal Prosecution for severe cases such as illegal eviction or harassment.
- Loss of Possession Rights: Failure to register on PRS database means landlords cannot serve valid possession notices.

## Key Enforcement Areas

- Tenancy compliance (periodic tenancies, written terms).
- Rent rules (Section 13 process, no bidding, advance rent limits).
- Property standards (Decent Homes Standard, Awaab's Law).
- Anti-discrimination and pet requests.
- PRS database and Ombudsman membership.

## Official GOV.UK Guidance

- Enforcement guidance: <https://www.gov.uk/government/publications/enforcement-of-the-new-tenancy-system-under-the-renters-rights-act-2025>

Scan the QR code below for GOV.UK Enforcement Guidance:

