These notes refer to the Development of Tourism and Regulation of Visitor Accommodation (Wales) Act 2026 (asc 10)
which received Royal Assent on 27 April 2026

DEVELOPMENT OF TOURISM AND REGULATION OF VISITOR ACCOMMODATION (WALES) ACT 2026

EXPLANATORY NOTES

INTRODUCTION

1. These Explanatory Notes are for the Development of Tourism and Regulation of Visitor Accommodation (Wales) Act 2026 ("the Act") that was introduced to Senedd Cymru on 3 November 2025and received Royal Assent on 27 April 2026. They have been prepared by the Welsh Government in order to assist readers of the Act. The Explanatory Notes should be read in conjunction with the Act but are not part of it.

2. These notes do not provide a comprehensive description of the contents of the Act. Where a provision of the Act does not seem to require explanation or comment, none is given

SUMMARY AND BACKGROUND

3. The purpose of the Act is to promote the development of tourism in Wales. It does this by:
    - restating and modernising the Welsh Ministers' functions of promoting tourism in Wales, while requiring them to have regard to the potential social impact of tourism and its potential impact on the environment and the Welsh language;
    - regulating the provision of visitor accommodation in Wales by:
        - introducing a licensing regime to reassure visitors that accommodation meets the standards they would expect and aligning those standards, in the case of self-catering accommodation, more closely with corresponding standards already applicable to the private rented sector in Wales,
        - making a standard in relation to the fitness of visitor accommodation a contractual requirement, and
        - building on the register created by the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 to establish a visitor accommodation directory for the purpose of providing information to the public about visitor accommodation in Wales.

4. For the purpose of making Welsh law more accessible, the Act provides that it, together with the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025, forms part of a code of Welsh law on tourism. Subordinate legislation made in due course under the Act or that Act will also form part of the code.

5. The Act is made up of 62 sections, organised into five Parts and two Schedules:
   - Part 1 provides an overview of the Act.
   - Part 2 sets out Welsh Ministers' responsibilities in relation to the promotion and development of tourism in Wales.
   - Part 3 is concerned with the regulation of certain types of visitor accommodation in Wales, including through the introduction of a licensing scheme.
   - Part 4 establishes a directory of visitor accommodation in Wales, and sets out requirements for the inclusion of information regarding registration (under the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025) and licensing in any marketing or advertising of visitor accommodation in Wales.
   - Part 5 sets out miscellaneous and general provisions, including in relation to the operation of the Act in special cases.
   - Schedule 1 lists amendments made by the Act to the Development of Tourism Act 1969.
   - Schedule 2 lists amendments made by the Act to the Visitor Accommodation (Register and levy) Etc. (Wales) Act 2025 and the Tax Collection and Management (Wales) Act 2016.

COMMENTARY ON SECTIONS
PART 1 – INTRODUCTION
Section 1 – Overview

6. This section introduces the Act. Subsection (1) is a statement about the status of the Act as part of a code of Welsh law. This statement is used to denote that legislation has code status in accordance with the concept introduced by the Legislation (Wales) Act 2019. Code status means (among other matters) that the Act and the Visitor Accommodation (Register and levy) Etc. (Wales) Act 2025 together contain a comprehensive statement of the Welsh primary legislation on tourism.

7. This declaration of status is intended to help persons interested in the law on a particular topic – tourism in this instance – find and classify it more easily. The reference to the Act's status has been included with a view to subordinate legislation made under the Act making identical provision. The Welsh Government's intention, more generally, is that primary, secondary and tertiary legislation (mostly guidance) will in future be categorised and published as coherent codes of law on particular topics.

8. Classifying Acts in this way is consistent with the recommendation made by the Law Commission in its report *Form and Accessibility of the Law Applicable in Wales* (Law Com No 366, 2016). That report acknowledged the importance for the accessibility of the law in maintaining the integrity of the law. Giving an Act the status of a code is intended to encourage a move away from a situation where the law on a particular topic is spread across a number of separate pieces of primary legislation. Rather, the intention is that future Senedd Bills are enacted and maintained in a way that allows users of legislation to find as much of the law affecting a particular topic as possible by reading a single Senedd Act or subordinate legislation made under it.

9. Subsections (2) to (9) provide a summary of each Part and Chapter of the Act.

PART 2 – DEVELOPMENT OF TOURISM

Section 2 – Tourism development functions of the Welsh Ministers

10. This section describes the responsibilities of the Welsh Ministers in relation to the development of tourism in Wales.

11. Those responsibilities are currently set out in the Development of Tourism Act 1969 (the "1969 Act"). In addition, the Tourism (Overseas Promotion) (Wales) Act 1992 supplements the 1969 Act by providing that the powers under the 1969 Act include the power to carry on any activities outside the United Kingdom in order to encourage people to visit Wales.

12. Subsection (1) is a restatement of functions conferred originally upon the (UK) Secretary of State by those Acts, and later transferred to the Welsh Ministers, in relation to the development of tourism. Subsection (2) contains a new associated provision requiring the Welsh Ministers to have regard to the importance of mitigating the social and environmental impact of tourists, and maintaining and promoting use of the Welsh language when exercising their functions under subsection (1). Subsection (3), which is also a restatement of the 1969 Act, makes further provision about the scope of the functions conferred by subsection (1), providing examples of actions that can be taken in the exercise of those functions.

13. Subsection (5) is a signpost to section 3 of the 1969 Act, under which the British Tourist Authority may prepare a scheme providing for financial assistance to be given by the English Tourist Board, VisitScotland and the Welsh Ministers for the carrying out of projects to provide or improve tourist facilities or amenities. This provision is referred to due to it being of a similar nature and due to its potential use in relation to tourism in Wales.

Section 3 – Code of practice on tourism

14. This section requires the Welsh Ministers to produce and publish a code of practice about best practice in relation to the provision of tourist amenities, facilities and services in Wales, and visitor accommodation. The Welsh Ministers may revise the code or, if they consider it is no longer of practical utility, withdraw it after consulting with organisations that represent businesses that work in tourism or are engaged in activities related to tourism in Wales.

Section 4 – Amendments to enactments on tourism

15. This section amends the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 to make clear that that Act, along with this Act, forms part of the code of Welsh law relating to tourism. The section also introduces Schedule 1 to the Act which amends the 1969 Act to reflect the incorporation of provisions as they relate to the promotion of tourism in Wales into this Act, and repeals the Tourism (Overseas Promotion) (Wales) Act 1992.

PART 3 – REGULATION OF VISITOR ACCOMMODATION

CHAPTER 1 – KEY CONCEPTS

Section 5 – Meaning of regulated visitor accommodation

16. Part 3 of the Act regulates the provision of certain descriptions of visitor accommodation in Wales ("regulated visitor accommodation") by means of a licensing scheme established under Chapter 2 of this Part and by the incorporation of terms into visitor accommodation contracts under Chapter 3 of this Part. Section 5 defines regulated visitor accommodation for these purposes.

17. Section 5(1) provides that only accommodation that falls within the description of "visitor accommodation" in section 2(1) of the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025) (the "2025 Act") is capable of being regulated visitor accommodation for the purposes of the Act. However, this does not include visitor accommodation excluded by section 5(7); i.e. accommodation within section 29(2)(b) of the 2025 Act (accommodation provided by public bodies for purposes including homelessness, immigration, asylum, bail or probation).

18. Section 5(1) provides that visitor accommodation is only regulated under the Act if it is self-contained self-catering visitor accommodation provided in a building or in a mobile home, vessel or other vehicle (see 5(1)(a)) or is of a description that may be prescribed by the Welsh Ministers in regulations (see 5(1)(b)). However, by virtue of section 5(2)(a), accommodation at a traditional establishment such as a hotel, guesthouse or bed & breakfast, and accommodation at a campsite or caravan site in respect of which licensing schemes under the Public Health Act 1936 or the Caravan Sites and Control of Development Act 1960 apply, is excluded even if it would otherwise fall within the definition of self-contained, self-catering accommodation. Also excluded under section 5(2)(a) is accommodation at a youth hostel, bunkhouse or camping barn that would not ordinarily be provided as self-contained self-catering accommodation, but might nevertheless fall within that definition in the event that the entire premises was provided to a single person or organisation (for example a person hiring the entire premises for an event or a youth group). Under section 5(2)(b) and (c) any other self-contained self-catering accommodation that is either provided for more than 31 nights (which need not be consecutive) and is not provided for the purposes of business or leisure travel or educational trips, or, in the case of accommodation in a mobile home, vessel or other vehicle, is not permanently or semi-permanently situated in one place is also excluded.

19. Section 5(3) describes the characteristics self-catering accommodation must possess in order to be considered "self-contained". Such accommodation must include a bed for sleeping; a toilet, sink and a bath or shower; and a kitchen or kitchen area, all of which must be provided for the exclusive use of the visitor during their stay.

20. Section 5(4) to (6) set out the details of the power of the Welsh Ministers to prescribe further descriptions of regulated visitor accommodation under section 5(1)(b).

21. Section 5(7) sets out a number of other key terms in this Act that have the meaning given in the 2025 Act or are to be read by reference to terms in that Act. These include "visitor accommodation provider" (or "VAP"), "providing" or "offering to provide" and "premises".

Section 6 – Meaning of fitness for visitor accommodation

22. The licensing scheme established in Chapter 2 of this Part is underpinned by the concept of "fitness for visitor accommodation". This is based on the "fit for human habitation" standard in the private rented sector. Fitness for visitor accommodation is also incorporated as a term of a contract for the provision of regulated visitor accommodation by Chapter 3 of this Part.

23. Section 6(1) explains that for the purposes of the Act, premises at which regulated visitor accommodation is provided (or offered) are considered to be 'fit' for visitor accommodation unless either of the circumstances in paragraphs (a) and (b) apply. The circumstances described in paragraph (a) are that the premises are not reasonably suitable for a visitor to reside in or at, due to a risk of harm or loss of amenity arising as a result of the premises not meeting the general fitness standard defined in section 7. The circumstances described in paragraph (b) are that one or more of the specific fitness standards (listed in section 8) that apply in respect of the premises are not met. Both the general and specific fitness standards may be amended by regulations.

24. Section 6(4)(a) makes ancillary provision about the meaning of fitness in circumstances where regulated visitor accommodation is provided in only part of the premises in respect of which the VAP is registered. For example, where the VAP has converted a separate building at their premises into one or more units of self-contained self-catering accommodation. Where this arises, any part of the premises in which the VAP provides the accommodation is not fit unless the general and specific standards are met in relation to that part specifically. Where there are separate units of accommodation provided in multiple parts of the premises, each of those parts must be independently "fit for visitor accommodation". Both the general and specific standards must be met in relation to each part of the premises in which any accommodation is provided, irrespective of whether they are also met in relation to any other part of the premises.

25. Section 6(4)(b) also clarifies that where self-contained self-catering accommodation is provided in a building, mobile home, vessel or other vehicle, fitness (including the standards in sections 7 and 8) applies in relation to any outdoor area, garage or other building of which a visitor has exclusive use during their stay as well as to the part of the building in which the accommodation is primarily situated.

Section 7 - Fitness for visitor accommodation: general standard

26. This section describes the general fitness standard that premises at which regulated visitor accommodation is provided must meet. The standard comprises requirements divided into those that are to be considered in relation to the risk of harm they pose to visitors if they are not met, and those that are to be considered in relation to the loss of amenity to visitors if they are not met. The requirements range from broad areas such as structural stability and repair to narrower matters such as hygiene and facilities.

27. The section clarifies that these requirements are also to be considered only to the extent that they are applicable to the accommodation in question. For example, what is adequate at a cottage may be significantly different to what is adequate at a campsite, should they be brought into the regime in future.

28. Section 7, in combination with section 6, means that if any of these requirements, if applicable, are not met to the extent that the premises is not reasonably suitable for a visitor to stay in – either because there would be a risk of harm to the visitor or because the quality of the visitor's experience would be compromised to a sufficient extent – then the general fitness standard has not been met and the premises is not fit for visitor accommodation. For these purposes "the premises" has the meaning given by section 6(4).

Section 8 - Fitness for visitor accommodation: specific standards

29. This section lists the five specific fitness standards, each of which are then described in greater detail in sections 9-13.

30. Section 8, in combination with section 6, means that if any one of the specific standards that apply in respect of a premises is not met, the premises will not be fit as a result. Unlike the general fitness standard, it does not matter whether the failure to meet the standard poses a risk of harm or loss of amenity to a visitor. Rather, a failure to meet any one of the five specific standards (unless not applicable to the premises in question) would automatically result in the premises being not fit. For these purposes "the premises" has the meaning given by section 6(4).

Section 9 - Fitness for visitor accommodation: fire safety

31. This section describes the fire safety standard. In order to meet the standard two requirements must be met:
    - a fire safety risk assessment must be maintained in respect of the premises; and
    - a record must be maintained of the general fire precautions identified and taken following the risk assessment.

32. The fire safety standard reflects the requirements of the Regulatory Reform (Fire Safety) Order 2005 (the "FSO 2005") and associated guidance. For these purposes "the premises" has the meaning given by section 6(4).

Section 10 - Fitness for visitor accommodation: electrical maintenance

33. This section explains that in order to meet the electrical maintenance standard, there must be, in the case of regulated visitor accommodation in a building, mobile home, vessel or other vehicle, and where relevant (i.e. where there is electricity) a valid electrical condition report for the premises. For these purposes "the premises" has the meaning given by section 6(4).

34. An electrical condition report is a report provided by a qualified person following the inspection and testing of all electrical installations at a premises. A report will either confirm that all installations are safe, or, if any problems are identified, these will be listed along with any work the qualified person considers necessary to address them.

35. The standard also requires visitor accommodation providers to ensure that any work required as a result is undertaken and recorded.

36. An electrical condition report is usually valid for five years but may specify an earlier date by which the next electrical inspection should be carried out. The electrical maintenance standard reflects the requirements of the guidance issued by Welsh Ministers in accordance with Article 50 of the FSO 2005.

Section 11 - Fitness for visitor accommodation: gas maintenance

37. This section sets out the requirements regarding the gas maintenance standard. In order to meet the standard, there must be, in the case of regulated visitor accommodation in a building, mobile home, vessel or other vehicle, a gas maintenance record in relation to any gas appliance, flue and related pipework which is either installed in, or serves, the premises, except where the gas appliance or pipework is exclusively used in a part of the premises occupied for non-residential purposes A gas maintenance record is a report provided by a Gas Safe registered engineer following a physical check of all appliances and flues.

38. The gas maintenance standard requires visitor accommodation providers to have an inspection annually, and that a record of the check itself, as well as of any work undertaken to correct a defect, is kept, in accordance with the Gas Safety (Installation and Use) Regulations 1998. For these purposes "the premises" has the meaning given by section 6(4).

Section 12 - Fitness for visitor accommodation: carbon monoxide risk

39. This section sets out the requirement in relation to carbon monoxide risk. In order to meet the carbon monoxide risk standard, there must be, in the case of regulated visitor accommodation in a building, mobile home, vessel or other vehicle, a functioning carbon monoxide alarm in any room of the premises which has either a gas appliance, an oil-fired combustion appliance, or a solid fuel burning combustion appliance (for the purposes of this standard, "room" includes hallways, landings and corridors and similar areas, and in relation to mobile homes, vessels and other vehicles, also includes a cabin or similar area). The standard reflects the requirements of the guidance issued by Welsh Ministers in accordance with Article 50 of the FSO 2005. For these purposes "the premises" has the meaning given by section 6(4).

Section 13 - Fitness for visitor accommodation: insurance

40. This section sets out the requirement regarding insurance. In order to meet the standard, a visitor accommodation provider must have in place a public liability insurance policy to cover any damages or injuries to third parties (i.e. visitors, or members of the public) that may occur at the visitor accommodation premises. For these purposes "the premises" has the meaning given by section 6(4).

41. A regulation-making power is also included to enable the Welsh Ministers to set specific requirements in relation to particular matters that must be covered by insurance policies, or the extent of the coverage, for example a minimum monetary level of cover.

CHAPTER 2: LICENSING

Section 14 - Visitor accommodation licences

42. Section 14 gives the meaning of a "visitor accommodation licence". A premises or part of a premises can be subject to one or more licences.

43. Section 14 also introduces Schedule 2, which amends the 2025 Act in connection with licensing.

Section 15 - Licence conditions: general

44. By virtue of section 15(1) any visitor accommodation licence granted under this Chapter must be subject to the conditions listed in section 15(3) and any further conditions as the Welsh Ministers may prescribe under section 17 (so far as applicable).

45. Section 15(3) lists the conditions to which a licence must be made subject when granted to a VAP. These are that the VAP is registered (under the 2025 Act) in respect of the premises to which a licence will relate and that their entry in that register shows that the VAP provides the regulated accommodation at those premises. In addition, the licence must be granted subject to the VAP meeting any prescribed training requirements (see section 16) that are applicable to the VAP.

46. In terms of the premises, the specific fitness standards, as far as they apply, must be met and the general fitness standard must be met during any period in which a visitor is entitled to reside in or at the accommodation. This applies irrespective of whether a visitor that is entitled to reside does in fact do so.

47. In the case of self-contained self-catering accommodation, it is also a licence condition that the VAP take all reasonable steps in providing the accommodation at the premises to prevent conduct capable of causing a nuisance or annoyance from occurring and, if it occurs, to prevent that nuisance or annoyance.

48. This condition only applies to preventing conduct which is foreseeable, or ought to be foreseeable to the VAP, and which is practicable to prevent. Steps taken under this condition could include, for example, imposing contractual terms for visitors in relation to preventing such behaviour; providing guidance to visitors in relation to parking restrictions, noise, and waste disposal and collection arrangements; and providing neighbours with contact details for any complaints or concerns.

49. A copy of the licence certificate should be provided to a visitor before they arrive, and must be accessible (in either paper or electronic form (for example through a QR code)) at the premises when an overnight stay takes place.

50. Each of the licence conditions listed in section 15(3) applies in respect of premises at which regulated visitor accommodation is provided as the fitness standards apply by virtue of section 6(4) (see further above).

Section 16 – Licence conditions: visitor accommodation provider training

51. To support the regulatory regime, which aims at ensuring consistent standards for regulated visitor accommodation, section 16 provides that the Welsh Ministers may impose, through regulations, a training requirement on VAPs that provide or offer to provide regulated visitor accommodation. The training would encompass the requirement for a premises to be fit for visitor accommodation, any other licence conditions imposed under section 15, the content of any code of practice issued under section 3 and any other matters connected to the regulation of visitor accommodation.

52. The regulations, if made, may impose different requirements on different types of VAP or premises and may set out cases in which a VAP may be exempt from the requirement to complete training. They can also make provision as to who can deliver the training and for the charging of fees. The Welsh Ministers are required to consult appropriate persons before making any such regulations.

Section 17 – Licence conditions: further conditions

53. Section 17 provides the Welsh Ministers with a regulation-making power to allow for additional licence conditions to be imposed by the Welsh Ministers if required. This could allow additional conditions to be imposed on regulated visitor accommodation as defined in the Act, but also allows for appropriate additional conditions to be set for other types of visitor accommodation if the scheme were expanded in future.

54. This regulation making power allows conditions to be added in relation to maintaining or improving the standard of visitor accommodation, enhancing the amenity of premises and promoting tourism.

Section 18 – Licence applications: general

55. Section 18 describes the process that a VAP intending to provide or offer to provide regulated visitor accommodation must follow when making an application to the Welsh Ministers for a licence (but see also section 27 which deals with applications for provisional licences). It provides that an application must be made in the correct form, be accompanied by a licence application fee and contain such information about the premises, the application and the approval requirements as specified by the Welsh Ministers.

56. Approval requirements are explained in section 19.

Section 19 - Licence applications: approval requirements

57. Section 19 describes the requirements ("the approval requirements") that the Welsh Ministers must be satisfied are met in relation to the applicant and the premises at which regulated visitor accommodation is to be offered or provided before granting a licence under section 20 (but see also section 27 which makes provision for a VAP to apply for a provisional licence in circumstances where they do not consider that certain approval requirements are met).

58. The Welsh Ministers must be satisfied that the VAP is registered and that the VAP's entry in the register shows the regulated visitor accommodation, to which the application relates, at the premises. They must also be satisfied that the VAP meets any applicable training requirements, that the specific fitness standards are met in relation to the premises (in so far as they apply), and that the premises appear to offer adequate and appropriate amenity to visitors.

59. In addition, the Welsh Ministers must be satisfied that the general fitness standard is likely to be met during any period in which a visitor is entitled to reside in or at the accommodation. Section 20 clarifies that they can reach this conclusion on the basis that the approval requirements in relation to the specific fitness standards and in relation to amenity are met.

60. There is a regulation making power allowing the Welsh Ministers to prescribe other approval requirements by regulations if they consider this would be appropriate. Before doing so, the Welsh Ministers must consult appropriate persons.

61. Each of the approval requirements listed in section 19 apply in respect of premises at which regulated visitor accommodation is provided as the fitness standards apply by virtue of section 6(4) (see further above).

Section 20 – Licence applications: determination

62. This section sets out the procedure for determining a licence application made by a VAP in accordance with section 18. Where a VAP applies for a licence in accordance with section 27 (a "provisional licence") the procedure set out in that section applies instead.

63. If the Welsh Ministers receive an application made in accordance with section 18 they must determine whether the approval requirements are met in relation to the premises to which the application relates within a reasonable timeframe.

64. If the Welsh Ministers are satisfied that the approval requirements in section 19 are met and the licence fee has been paid they must grant the licence subject to the conditions set out in section 15(1). If, however, the Welsh Ministers are not satisfied that the approval requirements are met, subject to the power to first carry out a further assessment, and regardless of the licence application fee having been paid, they must refuse the application. In either case the Welsh Ministers must notify the VAP of their decision (and set out any appeal rights the VAP may have) within a reasonable timeframe.

65. The Welsh Ministers may base their determination as to whether the approval requirements are met in respect of the premises to which the application relates on the information or evidence provided or omitted by the applicant. They may also consider any other relevant information or any other relevant evidence available to them. This could include for example information provided by a local authority, Rent Smart Wales or a fire and rescue authority. The type of information that might be provided may relate to any of the approval requirements, for example, revocation of an applicant's landlord licence or any other regulatory action taken by the local authority in relation to the fitness of the premises. Where the Welsh Ministers have carried out a further assessment of the application under section 21 they may also consider any information or evidence obtained by them (or provided to them) in the course of that assessment.

66. In relation to the fire safety standard in section 9, section 20 also removes any obligation that the Welsh Ministers might otherwise have (under article 42(1)(a) of the FSO 2005), to ensure that the relevant fire and rescue authority has the opportunity to make representations about a proposed licence before the Welsh Ministers are able to issue it.

Section 21 - Licence applications: further assessment prior to determination

67. This section describes the process the Welsh Ministers must follow, within a reasonable timeframe, if they are not satisfied that the approval requirements are met and consider that a further assessment is appropriate.

68. The Welsh Ministers must, as soon as reasonably practicable, issue a notice to the VAP explaining why they are not satisfied that the approval requirements are met and specifying any action that the VAP could take (or information they could provide) for the purpose of satisfying the Welsh Ministers of this. The notice must state how long the VAP has to provide the information or take the action, which must not be less than 28 days from when the notice is issued.

69. The further assessment notice must also specify any action that the Welsh Ministers propose to take in order to determine whether the approval requirements are met. The action that the Welsh Ministers may take includes inspecting the property with the agreement of the VAP or consulting a local authority, a fire and rescue authority or Rent Smart Wales.

70. The decision to conduct a further assessment does not affect the duties of the Welsh Ministers under section 20. Having concluded the further assessment the Welsh Ministers must grant or refuse the licence in accordance with the provisions of that section.

Section 22 – Visitor accommodation licence: issue of certificate and statement of information

71. This section requires the Welsh Ministers to issue a licence certificate and statement of information to a VAP when they grant a visitor accommodation licence under section 20. It describes the information that must be included in the licence certificate: namely, the regulated visitor accommodation that may be provided (or offered) at the premises to which the licence relates, and the licence conditions that apply in relation to that accommodation (see section 15). The statement of information explains how the licensing scheme operates and how complaints can be made by visitors to the Welsh Ministers.

Section 23 - Revocation

72. If the Welsh Ministers consider that a VAP is in breach of a condition of their licence, and that condition is likely to continue to be breached or to be breached again, or if the VAP has agreed that the licence should be revoked, section 23 describes how the Welsh Ministers may revoke the licence.

Example

73. One of the licence conditions requires the premises to have a gas maintenance record in respect of any gas appliance installed on the premises. The Welsh Ministers become aware that there is no gas maintenance record, despite earlier warnings. They consider that the condition in section 15(3)(c) has been breached and is likely to continue to be breached. They decide to revoke the licence and issue a revocation notice. If the VAP does not appeal the notice, the revocation takes effect the day after the appeal period ends, and the VAP commits an offence under section 32 if the VAP provides regulated visitor accommodation at those premises or an offence under section 44 if they advertise or otherwise market or offer regulated visitor accommodation at those premises.

74. Alternatively, a VAP may wish to cease providing regulated visitor accommodation and surrender their licence. In this case, they may agree with the Welsh Ministers that their licence should be revoked, and the revocation will take effect on the date the Welsh Ministers give the VAP the revocation notice.

75. There is also a regulation making power in this section providing that the Welsh Ministers may prescribe circumstances in which the Welsh Ministers may inform the VAP in advance of their intention to give a revocation notice if a licence condition that has previously been breached is breached again, or when a revocation notice may take effect immediately due to the seriousness of the breach.

Section 24 - Breach of licence conditions: remedial notices

76. Section 24 requires the Welsh Ministers to make provision, in regulations, setting out when a licence cannot be revoked (by virtue of section 23(1)(a)) for a breach without first giving the VAP the opportunity to remedy it.

Example

77. One of the licence conditions requires there to be a functioning carbon monoxide alarm in any room of the premises that contains a gas appliance. During an inspection under section 30, the Welsh Ministers find that one carbon monoxide alarm is missing and another does not work. This is a breach of the condition in section 15(3)(c) and the Welsh Ministers consider it is likely to continue to be breached.

78. Regulations will provide for circumstances in which the Welsh Ministers cannot revoke the licence without first giving the VAP an opportunity to remedy the breach.

79. This might mean that, instead of revoking the licence (and once regulations are made), the Welsh Ministers must issue a remedial notice, explaining the breach, requiring the VAP to fit a new carbon monoxide alarm and repair the other, setting a deadline to complete the work and requiring the VAP to put measures in place to stop the issue recurring (for example, ensuring regular checks that the carbon monoxide alarms are fully functioning). Because the breach presents a risk of serious harm to a visitor, the remedial notice states that no visitors may reside at the accommodation until the work has been completed.

80. If the work has been completed in the timeframe given, the licence continues. But if the VAP has not complied with the remedial notice, the Welsh Ministers may then issue a revocation notice under section 23 (unless regulations provide otherwise under section 24(2)(h)).

Section 25 - Licence periods and renewal of licence

81. This section specifies that licences will expire after one year or such other period as may be prescribed in regulations. The Welsh Ministers can set different licence periods for, amongst other things, different types of premises, accommodation and providers.

82. This section also requires the Welsh Ministers to make regulations about how licences will be renewed. These regulations must allow a licence to be treated as continuing to have effect while a renewal application is being determined. The renewal regulations may also set out application processes and any requirements that must be met in relation to an application.

Example

83. A self-catering cottage is granted a visitor accommodation licence on 1 June. Under the default rule, that licence is valid for one year and expires on 31 May. In early May the following year, the VAP applies to renew the licence. The renewal regulations will allow the licence to continue to have effect while the Welsh Ministers determine the application, so the VAP can continue operating without committing an offence - even if the Welsh Ministers do not make a decision about the renewal application by 31 May.

84. Regulations might also provide that certain types of accommodation may have licences that last two years instead of one.

Section 26 - Amendment of licence

85. This section provides that the Welsh Ministers may make regulations allowing licences to be amended, either permanently or temporarily. Those regulations can set out how a VAP may apply for an amendment and may also allow the Welsh Ministers to amend a licence without the VAP's agreement. Amendments to a licence could relate to the premises or regulated visitor accommodation to which the licence relates as well as the licence conditions attached to it.

86. Where the regulations provide that a licence may be amended to remove the usual conditions in relation to the fitness of the premises (see section 15) , for example during a period of renovation, the regulations must also provide that the licence must instead be subject to a condition that the VAP does not permit any visitor to enter the premises to reside in or at the regulated visitor accommodation. Where this is provided for by the regulations they may also provide that breach of this condition is a criminal offence, punishable by a fine.

Example

87. If regulations are made, a VAP might apply to amend their licence to reflect changes to part of a building used to provide regulated visitor accommodation. Alternatively, the Welsh Ministers could amend a licence to address safety concerns. If premises temporarily fail to meet the general fitness standard (for example, during a period of renovation), the licence could be amended to stop the VAP allowing visitors to stay there by imposing a condition not to permit visitors until the issue is resolved.

Section 27 – Provisional licences

88. This section sets out the procedure by which a VAP may make an application for a provisional licence in circumstances where the VAP considers that the approval requirements in relation to the fitness of premises are not met. A provisional licence is not subject to the "fitness conditions" set out in section 15(3)(c) but is instead subject to a condition that the VAP may not admit visitors to the premises. See section 18 for provision about applications for licences where this is not the case ("full" licences).

89. An application under this section must be made in the correct form, be accompanied by a licence application fee and contain such information about the premises, the application and the approval requirements as specified by the Welsh Ministers.

90. If the Welsh Ministers receive an application made in accordance with this section they must determine whether the other approval requirements (in relation to registration and training) are met in relation to the premises to which the application relates within a reasonable timeframe. If they are satisfied that the other approval requirements are met and the licence fee has been paid, the Welsh Ministers must grant the VAP a provisional licence. If, however, the Welsh Ministers are not satisfied that the other approval requirements are met they must refuse the application (regardless of the licence application fee having been paid). In either case the Welsh Ministers must notify the VAP of their decision (and set out any appeal rights the VAP may have under section 29) within a reasonable timeframe.

91. The Welsh Ministers may base their determination as to whether the approval requirements are met in respect of the premises to which the application relates on the information or evidence provided or omitted by the applicant. They may also consider any other relevant information or any other relevant evidence available to them (however, the power of the Welsh Ministers to carry out a further assessment of the application under section 21 does not apply in respect of applications for licences under this section).

92. For the purposes of this section and the subsequent section, references to "the premises" are references to such part of the premises in which the regulated visitor accommodation is provided. In relation to self-catering self-contained accommodation any reference to "the premises" includes any outdoor area, garage or other building provided for the exclusive use of a visitor.

Section 28 – Provisional licences: further provision

93. This section makes further provision about licences granted under the preceding section. A VAP that holds a licence in respect of premises under the preceding section (a "provisional licence") may apply for a "full" licence (that is not subject to a condition restricting them from admitting visitors) in respect of the premises at any time but may not hold both licences at the same time. This section also confers a power on the Welsh Ministers to make further provision about licences granted under the preceding section by regulations. Regulations under this section may make provision about criminal offences.

Section 29 - Licensing appeals

94. Section 29 sets out how licensing decisions can be appealed. If the Welsh Ministers grant or revoke a visitor accommodation licence, the person affected can appeal that decision to the First-tier Tribunal. The appeal must normally be brought before the end of the period of 28 days beginning with the date on which notice of the decision was given. If that deadline is missed, the tribunal may still allow the appeal if there is a good reason for the failure to appeal before the deadline. When considering an appeal, the tribunal has wide powers; the tribunal can uphold the decision, stop it from taking effect, replace it with a different decision, or make any other order it considers appropriate.

Example

95. If a VAP's visitor accommodation licence is revoked, they have 28 days to challenge that decision before the tribunal. The tribunal could decide the revocation should not take effect or substitute it with a different decision, such as allowing it to continue with amendments (see section 26).

Section 30 - Power of entry and inspection for enforcement purposes &
Section 31- Warrant to enter and inspect premises for enforcement purposes &
Section 33 – Offence of wilful obstruction

96. There may be circumstances in which the Welsh Ministers might find it necessary to visit and inspect a premises at which regulated visitor accommodation is offered or provided. For instance, where a report has been received that a premises poses a risk of harm or injury to a visitor as a result of a particular fitness standard not having been met (e.g. exposed electrical wiring or a faulty electrical socket), and it has not been possible to satisfactorily resolve the matter by means of an information notice (issued under section 52), the Welsh Ministers may consider it necessary for a person with relevant expertise (in the example given, for instance, a qualified electrician) to inspect the premises with a view to establishing whether the electrical maintenance standard is being met.

97. Section 30 provides the Welsh Ministers with a power to enable an authorised person to enter a premises for the purposes of inspection – which includes inspecting and gathering documentary evidence (including information stored on a computer or other electronic device) - where they have reasonable grounds for believing that a VAP has given them false or misleading information (and thus committed an offence), or breached a licence condition. The authorised person has various ancillary powers that can be exercised during an inspection, and is subject to certain requirements or limitations (for example, the VAP must be given reasonable notice of an inspection, and force may not be used to gain access to the premises under this section).

98. Further to section 30, section 31 allows the Welsh Ministers to apply to a justice of the peace for a warrant to enter a premises where a previous request for entry has either gone unanswered or been refused, where it is reasonably expected that entry will be refused, or where giving advance notice would frustrate the purpose of an inspection. A warrant may also be granted in respect of a premises which is not licensed, but which the Welsh Ministers suspect is being used as regulated visitor accommodation (and therefore should be licensed); this ground is not available in relation to the exercise of the power under section 30.

99. Some of the limitations and requirements that apply in relation to an inspection under section 30 are not imposed in relation to an inspection under a warrant; in particular, the requirement to give notice and the express limitation on using force do not apply.

100. Section 33(1) provides for certain persons to commit an offence if they wilfully obstruct an authorised person carrying out an inspection under section 30. The persons that can commit this offence are set out in subsection (2). Broadly speaking they are: VAPs that hold a licence in relation to; persons that provide or offer to provide; and persons that assist with or facilitate the provision of regulated visitor accommodation at the premises being inspected.

101. Section 33(3) provides that any person commits an offence if they wilfully obstruct an authorised person operating under a warrant issued under section 31.

102. Both offences under section 33 are punishable on conviction in the magistrates' courts with a fine. (Note the effect of section 55 (penalty notices), which provides for an alternative sanction when an offence has been committed.)

Section 32 - Regulated visitor accommodation at unlicensed premises: offence

103. Section 32 makes it an offence to provide regulated visitor accommodation, in the course of trade or business, unless either the provider holds a visitor accommodation licence that relates to the premises and accommodation in question, or the person provides the accommodation with the permission of a person that holds such a licence (regardless of whether that permission was given directly or through a third party).

104. A person does not commit an offence under this section if they have a reasonable excuse. An offence under this section is punishable in the magistrates' court by a fine.

105. Sections 43 and 44 make provision about requirements, and related offences, connected with offering visitor accommodation without including the registration number for the premises and instructions about how to find information about the premises, on that advert. These sections also make provision about requirements, and related offences, connected with offering regulated visitor accommodation where no licence is held in relation to the accommodation.

Section 34 – Duty to maintain a register in relation to licensing &
Section 42 – Visitor accommodation directory

106. The Act seeks to promote tourism by providing reassurance to visitors that accommodation in Wales meets the standards they would expect, and monitoring compliance with those standards. One means by which such assurance can be provided is through publicly accessible information in the online register or directory.

107. The 2025 Act requires the Welsh Revenue Authority ("WRA") to create a register of visitor accommodation providers, and the accommodation offered by each, in Wales.

108. Section 34 of this Act places an equivalent requirement on the Welsh Ministers to keep a register of visitor accommodation licences so that licensing information is recorded. The register must include certain core details about each licence and may include other information the Welsh Ministers consider appropriate. The required information must be published, but there are limits to protect personal data.

109. Section 42 builds on both of these requirements by placing a duty on both the WRA and the Welsh Ministers to jointly produce a publicly accessible directory of premises at which visitor accommodation is provided in Wales.

110. The combined directory will allow members of the public, as well as organisations and bodies with an interest in the sector, to access information such as whether particular premises is registered and/or licensed.

Section 35 – Fees in relation to visitor accommodation licences

111. Section 35 provides a regulation-making power for the Welsh Ministers to set, and adjust over time, the licence application fee, and any other fees in connection with the exercise of their functions under or by virtue of Chapter 2 of Part 3 or Chapter 1 of Part 5. The section allows different fees for different circumstances, which may be particularly relevant if the scheme is expanded to other types of visitor accommodation in future. Before making the first regulations, the Welsh Ministers must consult for at least 12 weeks. Before making later regulations, consultation is still required, but there is no minimum time period.

Section 36 - Powers to share information

112. In order for the regulatory scheme set out in this Act to function effectively, there may be circumstances in which the Welsh Ministers would find it useful to share information with, or request information from, other relevant public bodies. Equally, there are also likely to be circumstances where those other public bodies wish to share relevant information with, or request information from, the Welsh Ministers. For example, the Welsh Ministers may wish to seek advice from a fire and rescue authority regarding fire safety issues, or a local authority may wish to inform them that it has taken action in relation to complaints made about premises at which regulated visitor accommodation is offered or provided.

113. Section 39 allows for such exchanges of relevant information to take place between the bodies listed, as well as other bodies which may in future be specified by regulations.

114. This section also amends section 18 of the Tax Collection and Management (Wales) Act 2016 to enable WRA to disclose information to the Welsh Ministers where it is for the purposes of the Welsh Ministers' functions under this Act.

Section 37 - Specific provision applicable in respect of campsite and caravan site licences

115. This section applies if regulations under section 5(1)(b) prescribe campsites or caravan sites as "regulated visitor accommodation". It covers campsites to which section 269 of the Public Health Act 1936 applies and caravan sites to which Part 1 of the Caravan Sites and Control of Development Act 1960 applies.

116. When the Welsh Ministers grant or renew a visitor accommodation licence in relation to the provision of such visitor accommodation, they can set extra licence conditions but only with the agreement of the county or county borough council for the area where the site is situated.

117. Those conditions can be used to limit how long in each year visitor accommodation can be provided; limit the capacity of the visitor accommodation provided at the site; and protect or improve the amenity of the land on which the site is situated. This is intended to allow the continuity of the sorts of conditions which can be applied under the existing licensing regimes so they could be consolidated under a single system in future.

118. Regulations under this section may modify the licensing scheme to allow the operation of those conditions.

CHAPTER 3 - REGULATED VISITOR ACCOMMODATION: CONTRACT TERMS

Section 38 - Visitor accommodation contracts &
Section 39 - Contractual obligation to ensure premises fit for visitor accommodation

119. Section 38 defines a "visitor accommodation contract" for the purposes of this Chapter. Section 39 provides that, when a VAP enters into such a contract, it is a term of that contract that the premises used to provide the regulated visitor accommodation must be fit for visitor accommodation whenever a visitor is entitled to reside in or at the accommodation. The term may be incorporated with modifications, or need not be incorporated, if the effect of the modifications, or of not incorporating it, is more favourable to the visitor. The term may be relied upon by a visitor entitled to reside at the premises in accordance with the contract, regardless of whether the visitor is a party to the contract.

Section 40 - Limits on fitness for visitor accommodation duty: visitor's fault &
Section 41 - Limits on fitness for visitor accommodation duty: knowledge of VAP

120. Section 40 provides that a VAP is not considered to be in breach of the contractual term set out in section 39(2) if the premises are not fit due to an action or omission of the visitor – for instance, if a lock has been damaged as a result of a door being forced by a visitor, resulting in the premises not meeting the general fitness standard.

121. Section 41 provides that a VAP is not in breach of the term in section 39(2) if they are not aware and could not reasonably be expected to be aware that the premises are not fit for visitor accommodation or if the VAP makes the premises fit within a reasonable time after becoming aware (or reasonably being expected to be aware) that the premises were not fit.

Example

122. A visitor is staying in a cottage run by a VAP. Overnight, a pipe hidden inside the wall bursts, causing a leak. The VAP did not know about the defect in the pipe and could not reasonably have known about it before it failed. The VAP inspects the damage as soon as they become aware of it the next morning. They arrange for a plumber to attend the same day and the premises are made fit for visitor accommodation within a reasonable time. In this situation, the VAP would not be in breach of section 39(2) because they were unaware of the problem and could not reasonably have been expected to know about it (section 41(1)), and once they became aware of the issue, they acted within a reasonable time to put it right (section 41(2)).

PART 4
PROVISION OF INFORMATION TO THE PUBLIC ABOUT VISITOR ACCOMMODATION

Section 42 - Visitor accommodation directory

123. See paragraphs 106-110 above.

Section 43 - Requirements relating to advertising and marketing etc.

124. Section 43(1) prohibits the advertising or marketing by any person of any kind of visitor accommodation without including the registration number for the premises (i.e. the number issued by the Welsh Revenue Authority under Part 2 of the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025, in relation to the registration of a VAP under that Part in respect of the premises in question), and without providing instructions about how to use that number to find more information about the premises in question in the visitor accommodation directory (see section 42).

125. Subsection (3) prohibits the advertising, marketing or (in any other form or manner) offering, by any person, of regulated visitor accommodation unless a licence is held in respect of the premises at which the accommodation is provided, and the licence relates to that accommodation.

Section 44 - Offences relating to advertising and marketing etc. of visitor accommodation

126. This section provides for offences of failing to comply with either of the requirements imposed by section 43. These offences are punishable, in the magistrates' courts, with a fine.

127. No offence is committed under this section if the person in question had a reasonable excuse for the failure to comply. Subsection (4) provides that a person has a reasonable excuse if they took all reasonable steps to comply with the requirement, or did not know, and could not reasonably have been expected to know, that they were not complying with the requirement; but this does not prevent a person from having a reasonable excuse in other circumstances.

128. Subsection (6) reproduces the effect of section 27 of the Legislation (Wales) Act 2019, which does not apply in relation to offences in the same Act.

PART 5
MISCELLANEOUS AND GENERAL
CHAPTER 1 – MISCELLANEOUS
Section 45 - Duties and liabilities of partnerships and unincorporated bodies

129. This section provides that where anything is required or permitted to be done by or in relation to persons carrying on business in a partnership or unincorporated body under this Act, it must be done by or in relation to every person who is a partner in the partnership or a managing member of the body at the time when it is done or required to be done. However, anything required or permitted to be done by every partner or managing member may instead be done by any one of them.

Section 46 - Power to make further provision about partnerships and unincorporated bodies

130. This section gives the Welsh Ministers the power to make regulations to add to, repeal or revoke or otherwise amend any provision made by this legislation where persons carry on business in partnership or as an unincorporated body.

Section 47 - Offences committed by partnerships and unincorporated bodies

131. This section makes provision about and in connection with bringing proceedings for offences against partnerships or other unincorporated associations. Proceedings for offences alleged to have been committed by a partnership or unincorporated body are to be brought in the name of the partnership or body (and not in the name of any of its members). Any fines on conviction for an offence under the Act are to be paid out of the assets of the partnership or the funds of the body.

Section 48 - Criminal liability of senior officers etc.

132. Where an offence under this legislation is committed by a body corporate, partnership or unincorporated body this section makes it possible, in the circumstances described in subsection (2), for individuals holding positions of responsibility (or purporting to do so) within the relevant body or partnership (the "senior officers" defined by the section) to also be criminally liable for an offence.

Section 49 - Power to make provision about death, incapacity and insolvency

133. This section gives the Welsh Ministers the power to make regulations to add to, repeal or revoke or otherwise amend any provision made by or under this Act where a VAP dies, becomes incapacitated or ceases to exist as a legal entity, e.g. because a company becomes insolvent. In particular, regulations may provide for circumstances in which continuity in the provision of regulated visitor accommodation is permitted on an interim or temporary basis, and permit the transfer of a visitor accommodation licence.

Section 50 - Power to make provision about transfers of businesses as going concerns

134. This section gives the Welsh Ministers the power to make regulations to provide for the continuity of treatment under this legislation where a VAP's business is transferred as a going concern or premises at which regulated visitor accommodation is provided are transferred. Those regulations may make provision permitting the transfer of a visitor accommodation licence.

Section 51 – Power to disapply certain provisions of Act

135. The Welsh Ministers may make regulations exempting specified persons from offences under sections 32 or 44. The regulations may also disapply the requirement in section 39(2) in respect of those persons.

Section 52 – Power to require information

136. There may be circumstances in which the Welsh Ministers require particular information to be provided in order for them to effectively carry out their various functions under Parts 3 to 5. For example, if evidence provided in a licence application is suspected of being inaccurate or fraudulent, the Welsh Ministers may wish to seek further information from the applicant as to the provenance of a certificate; or where a report has been received that premises did not meet a particular standard, photographic or documentary evidence might be requested from the licensee in order for the Welsh Ministers to make an informed determination as to whether a breach had occurred.

137. This section enables the Welsh Ministers to issue an information notice to a licence-holder, or a person that the Welsh Ministers consider may be, or may have been, a provider of regulated visitor accommodation, or a person that assists with or facilitates the provision of visitor accommodation (for example, a holiday lettings agent). An information notice requires (rather than requests) the recipient to provide the information specified, by the time specified. Failure to comply with a notice is an offence under section 53.

Section 53 – Offence of failing to comply with an information notice

138. Section 53 makes it an offence to fail to comply, without a reasonable excuse, with an information notice issued under section 52. This offence is triable in the magistrates' courts and punishable with a fine.

Section 54 – Offence of providing false or misleading information

139. Section 54 makes it an offence to supply information or a document that is false or misleading in any material respect to the Welsh Ministers, in connection with their functions under Part 3, 4 or 5 of the Act (for example, as part of a licensing application), if the person supplying the information or document knew, or was reckless as to whether, the information was false or misleading. It also makes it an offence to supply false or misleading information to any person, knowing that the information is to be used by the Welsh Ministers in connection with their functions under Part 3, 4 or 5 of the Act.

140. But a person does not commit an offence under this section if, on supplying the information or document, they inform the person to whom it is supplied that the information is or may be false or misleading.

141. An offence under this section is triable in the magistrates' courts and punishable with a fine.

Section 55 – Penalty notices

142. This section gives the Welsh Ministers the power to issue a penalty notice to a person they are satisfied has committed an offence under the Act. A person given a penalty notice can pay the sum of money specified in the notice, and if they do so the person cannot be convicted of the offence to which the notice relates. Section 55 also gives the Welsh Ministers a power to make regulations about penalty notices, dealing with a range of matters such as form and content, the sums that are to be payable, recordkeeping, and withdrawal.

CHAPTER 2 – GENERAL

Section 56 - Guidance issued by the Welsh Ministers

143. This section provides that the Welsh Ministers must issue guidance in connection with the regulation of visitor accommodation under or by virtue of Parts 3 to 5, but before issuing such guidance they must consult such persons as they consider appropriate.

Section 57 - Power to make consequential, transitional etc. provision

144. This section enables the Welsh Ministers to make regulations to provide for incidental, supplementary, consequential, transitional or saving provisions in connection with the provisions of this Act. Those regulations may amend other enactments, and disapply section 269 of the Public Health Act 1936 (licensing of camping sites) and Part 1 of the Caravan Sites and Control of Development Act 1960 (licensing of caravan sites) in relation to Wales if the Senedd agrees to extend the licensing scheme in this legislation to the corresponding type of accommodation.

Section 58 – Review of operation and effect of Act

145. This section requires the Welsh Ministers to conduct a review of the operation and effect of Parts 3 to 5 of the Act, which relate to the regulation of visitor accommodation. The review must be completed no later than 4 years after those Parts come fully into force. When combined with section 61, this requires the review to be completed by March 2034, unless the Welsh Ministers amend the date by which this section must be commenced under section 61(3).

146. The report of the review under this section must be laid before the Senedd, and the Welsh Ministers are required to consult when carrying out the review.

Section 59 - Regulations under this Act

147. The Act contains a number of regulation-making powers and duties. Those powers and duties are exercisable by the Welsh Ministers by Welsh statutory instrument. Those powers and duties may be used to make different provision for different purposes or areas, and to make incidental, supplementary, consequential, transitional or saving provision, including provision that amends any enactment. This section also lists sections under which any regulations made by the Welsh Ministers must be subject to the Senedd approval procedure (see section 37C of the Legislation (Wales) Act 2019).

Section 60 – Interpretation and index of defined terms

148. This section provides definitions and explains the meanings of terms used in the Act.

Section 61 - Coming into force

149. This section explains when and how the various provisions of the Act may come into force. Chapter 2 of Part 5, other than section 56 (guidance), will come into force on the day after the Act receives Royal Assent. The Act will generally come into force by order (made by Welsh statutory instrument), but if they are not brought into force beforehand, sections [16, 24, 25(3) to (5), 26, 28, 35 and 51] will come into force on 5 March 2029, and the remaining provisions of the Act will come into force on 4 March 2030. The orders may make transitional, transitory or savings provision connected with the coming into force of a provision of the Act, and different provision for different areas and purposes. This section also includes a power for the latter date to be postponed by up to 2 years.

Section 62 – Short title

150. This section sets out the short title of the Act, by which it may be known and referred. Either the Welsh or the English language title of the Act may be used, including as a citation in other enactments.

Schedule 1 - Amendments to the Development of Tourism Act 1969

151. This Schedule makes the changes to the Development of Tourism Act 1969 described at section 4 above to disapply those sections of the Act in relation to Wales.

Schedule 2 - Amendments relating to the Register of Visitor Accommodation Providers

152. This Schedule makes changes to the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 (the "2025 Act") and the Tax Collection and Management (Wales) Act 2016.

153. The changes to the 2025 Act require WRA to issue a registration number for each VAP and in respect of each premises at which the VAP is registered. These registration numbers must be published by WRA.

154. For example, a company registers as a VAP operating three cottages at three different premises: WRA must give the VAP a registration number as well as a distinct registration number for each of the three premises. This makes it possible to check whether a specific premises is registered (and not just the VAP).

155. Section 14 of the 2025 Act, as amended, provides a right to apply to be removed from the register. New section 14A requires anyone that is not a licensed VAP and has not provided or offered visitor accommodation to apply to be removed from the register before the 31st day on which they have not provided or offered to provide visitor accommodation. In other words, if they remain inactive for 30 days, they must apply for removal before day 31. If someone stops being a licensed VAP and does not provide or offer accommodation, or regain their licence, within 31 days, they must also apply for removal. Days during which a licence application is being determined or a decision relating to the licence is being appealed do not count towards these periods.

156. Section 14A does not apply to licensed VAPs. Consequently, the changes to the 2025 Act enable licensed VAPs to remain on the register of visitor accommodation providers under Part 2, even when they are not active (as they would otherwise be required under the 2025 Act to apply for removal from the register).

157. The register will, however, record whether or not a licensed VAP is currently offering to provide or providing the visitor accommodation in relation to which they are registered. For example:

Premises	Registered	Licensed	Status shown in register
Cottage 1	Yes	Yes	Currently providing or offering
Cottage 2	Yes	Yes	Not currently providing or offering
Bed and breakfast	Yes	No (no licence required)	Currently providing or offering

158. Alongside the details about the VAP and premises that the register must contain, whether or not the registration concerns regulated visitor accommodation, a licensed VAP's register entry must also include further details about the regulated accommodation at the premises in respect of which the VAP is registered, specifically:
    - the amount of regulated visitor accommodation at the premises, and
    - the maximum number of people who can be accommodated in each regulated visitor accommodation at the premises.

Example – Premises 1 (which contains two separate, self-contained flats used as self-catering accommodation)

159. Amount of regulated visitor accommodation at the premises: 2
Maximum number of people who can be accommodated in each regulated visitor accommodation:
Unit 1 (Ground-floor flat): 4 people
Unit 2 (First-floor flat): 2 people.

160. The amendments to the Tax Collection and Management (Wales) Act 2016 make consequential and minor amendments, mainly relating to the expansion of WRA's functions under Part 4 of the Act.

RECORD OF PROCEEDINGS IN SENEDD CYMRU

161. The following table sets out the dates for each stage of the Act's passage through the Senedd. The Record of Proceedings and further information on the passage of this Act can be found on the Senedd website at:
https://business.senedd.wales/mgIssueHistoryHome.aspx?IId=46599

Stage	**Date**
Introduced	03 November 2025
Stage 1 - Debate	13 January 2026
Stage 2 Scrutiny Committee – consideration of amendments	05 February 2026
Stage 3 Plenary - consideration of amendments	10 March 2026
Stage 4 Approved by the Senedd	17 March 2026
Royal Assent	27 April 2026