STATUTORY INSTRUMENTS

2026 No. 638 (C. 51)

HOUSING, ENGLAND

The Renters' Rights Act 2025 (Commencement No. 3) Regulations 2026

Made - - - - 16th June 2026

The Secretary of State makes these Regulations in exercise of the powers conferred by section 145(1) and (7) of the Renters' Rights Act 2025(**a**).

Citation

1. These Regulations may be cited as the Renters' Rights Act 2025 (Commencement No. 3) Regulations 2026.

Provisions coming into force on 22nd June 2026

2. The following provisions of the Renters' Rights Act 2025, in so far as not already in force, come into force on 22nd June 2026—

(a) for the purposes of the provisions in the remainder of this regulation, section 100(1) and (5), so far as it provides for the meaning of "qualifying residential premises" in the inserted section 2B of the Housing Act 2004(**b**);

(b) section 100(6) (amendments of Acts), so far as it relates to the provisions in paragraph (c) of this regulation;

(c) in Part 1 of Schedule 4 (amendments of Housing Act 2004)—

(i) paragraph 1, so far as it relates to the provisions in the remainder of this paragraph;

(ii) paragraph 2(1), so far as it relates to the provision in sub-paragraph (iii) of this paragraph;

(iii) paragraph 2(3);

(iv) paragraph 6, for the purposes of financial penalties relating to category 1 hazards only;

(v) paragraph 32, for the purpose of adding the entry relating to the definition of "qualifying residential premises" into the table in section 54 of the Housing Act 2004;

(vi) paragraph 34, for the purposes of financial penalties relating to category 1 hazards only;

(**a**) 2025 c. 26.
(**b**) 2004 c. 34.

(vii) paragraph 42.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Matthew Pennycook
Minister of State
16th June 2026 Ministry of Housing, Communities and Local Government

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are the third commencement regulations made under the Renters' Rights Act 2025 (c. 26) ("the 2025 Act").

Regulation 2 brings into force on 22nd June 2026 provisions to enable financial penalties to be imposed by local housing authorities on the responsible person where qualifying residential premises contain a category 1 hazard which it would have been reasonably practicable to remove. It also brings into force a small amendment to the Tenant Fees Act 2019 (c. 4) ("the 2019 Act").

Section 100(1) and (5) of the 2025 Act are brought into force for the purposes of providing the definition of "qualifying residential premises" contained in new section 2B of the Housing Act 2004 (c. 34) ("the 2004 Act").

Section 100(6) of, and Schedule 4 to, the 2025 Act make amendments to the 2004 Act. Paragraph 2(1) and (3) of Schedule 4 inserts subsection (9) into section 1 of the 2004 Act. This provides that unoccupied HMO accommodation (as defined in section 1(5) of the 2004 Act) is only qualifying residential premises for the purposes of Part 1 (housing conditions) of the 2004 Act to the extent provided for by section 2B(1)(c) of that Act.

Paragraph 6 of Schedule 4 inserts section 6A into the 2004 Act, which gives local housing authorities power to impose a civil penalty of up to £7,000 if a property contains a category 1 hazard or fails to meet a type 1 requirement and, in the opinion of the authority, it would have been reasonably practicable for the responsible person to secure the removal of that hazard or the meeting of the requirement. Paragraph 34 inserts Schedule A1 into the 2004 Act, which sets out the procedure for imposing financial penalties under section 6A, how to appeal against such penalties, how they can be enforced and what local housing authorities should do with the proceeds. These provisions are only commenced so far as they relate to financial penalties for category 1 hazards. They are not commenced so far as they relate to type 1 requirements, which are requirements set by regulations made under section 2A of the 2004 Act (inserted by section 100(1) and (5) of the 2025 Act) that qualifying residential premises must meet.

Paragraph 42 of Schedule 4 inserts paragraph 12(1)(ca) into Schedule 3 of the 2019 Act to enable local housing authorities that impose financial penalties under that Act to use the proceeds towards their enforcement functions relating to the activities of a superior landlord, as well as a landlord, under a tenancy of residential premises in England.

An impact assessment has not been prepared for this instrument as a full assessment was produced in relation to the 2025 Act. Copies can be obtained at https://publications.parliament.uk/pa/bills/cbill/59-01/0127/amend/Renters_Rights_Bill-IA.pdf or from the Ministry of Housing, Communities and Local Government at 2 Marsham Street, London, SW1P 4DF.

NOTE AS TO EARLIER COMMENCEMENT REGULATIONS

(This note is not part of the Regulations)

The following provisions of the Renters' Rights Act 2025 have been brought into force by commencement Regulations made before the date of these Regulations.

Provision	*Date of Commencement*	*S.I. No.*
Section 1 (partially)	1st May 2026	S.I. 2026/421
Section 2 (partially)	1st May 2026	S.I. 2026/421

Section 3 (partially)	1st May 2026	S.I. 2026/421
Section 4 (partially)	1st May 2026	S.I. 2026/421
Section 5 (partially)	1st May 2026	S.I. 2026/421
Section 6 (partially)	1st May 2026	S.I. 2026/421
Section 7 (partially)	1st May 2026	S.I. 2026/421
Section 8 (partially)	1st May 2026	S.I. 2026/421
Section 9 (partially)	1st May 2026	S.I. 2026/421
Section 10 (partially)	1st May 2026	S.I. 2026/421
Section 11 (partially)	1st May 2026	S.I. 2026/421
Section 12 (partially)	1st May 2026	S.I. 2026/421
Section 13 (partially)	1st May 2026	S.I. 2026/421
Section 14 (partially)	1st May 2026	S.I. 2026/421
Section 15 (partially)	1st May 2026	S.I. 2026/421
Section 16 (partially)	1st May 2026	S.I. 2026/421
Section 17 (partially)	1st May 2026	S.I. 2026/421
Section 18 (partially)	1st May 2026	S.I. 2026/421
Section 19 (partially)	1st May 2026	S.I. 2026/421
Section 20 (partially)	1st May 2026	S.I. 2026/421
Section 21 (partially)	1st May 2026	S.I. 2026/421
Section 22 (partially)	1st May 2026	S.I. 2026/421
Section 23 (partially)	1st May 2026	S.I. 2026/421
Section 24 (partially)	1st May 2026	S.I. 2026/421
Section 25 (partially)	1st May 2026	S.I. 2026/421
Section 26 (partially)	1st May 2026	S.I. 2026/421
Section 27 (partially)	1st May 2026	S.I. 2026/421
Section 28 (partially)	1st May 2026	S.I. 2026/421
Section 29 (partially)	1st May 2026	S.I. 2026/421
Section 33	1st May 2026	S.I. 2026/421
Section 34	1st May 2026	S.I. 2026/421
Section 35	1st May 2026	S.I. 2026/421
Section 36	1st May 2026	S.I. 2026/421
Section 37	1st May 2026	S.I. 2026/421
Section 38	1st May 2026	S.I. 2026/421
Section 40	1st May 2026	S.I. 2026/421
Section 41	1st May 2026	S.I. 2026/421
Section 42	1st May 2026	S.I. 2026/421
Section 56	1st May 2026	S.I. 2026/421
Section 57	1st May 2026	S.I. 2026/421
Section 58	1st May 2026	S.I. 2026/421
Section 62	1st May 2026	S.I. 2026/421
Section 63 (partially)	27th December 2025	S.I. 2025/1354
Section 74	1st May 2026	S.I. 2026/421
Section 97	1st May 2026	S.I. 2026/421
Section 98 (partially)	1st May 2026	S.I. 2026/421
Section 99 (partially)	27th December 2025	S.I. 2025/1354
Section 100 (partially)	27th December 2025	S.I. 2025/1354
Section 102 (partially)	1st May 2026	S.I. 2026/421
Section 103	1st May 2026	S.I. 2026/421
Section 104 (partially)	1st May 2026	S.I. 2026/421
Section 105	1st May 2026	S.I. 2026/421
Section 106	1st May 2026	S.I. 2026/421
Section 107	1st May 2026	S.I. 2026/421
Section 108	1st May 2026	S.I. 2026/421
Section 109	1st May 2026	S.I. 2026/421
Schedule 1 (partially)	1st May 2026	S.I. 2026/421
Schedule 2 (partially)	1st May 2026	S.I. 2026/421
Schedule 4 (partially)	27th December 2025	S.I. 2025/1354

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