O F F E R Y N N A U S T A T U D O L C Y M R U

2026 Rhif 41

Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) (Diwygio etc.) 2026

Gwnaed	*11 Chwefror 2026*
Yn dod i rym	*1 Mehefin 2026*

W E L S H S T A T U T O R Y I N S T R U M E N T S

2026 No. 41

The Renting Homes (Model Written Statements of Contract) (Wales) (Amendments etc.) Regulations 2026

Made	*11 February 2026*
Coming into force	*1 June 2026*

£8.90

O F F E R Y N N A U S T A T U D O L C Y M R U

2026 Rhif 41

TAI, CYMRU

Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) (Diwygio etc.) 2026

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) 2022 (O.S. 2022/28 (Cy. 13)) ("Rheoliadau 2022").

Gwneir y Rheoliadau hyn yn unol ag adran 141(1) a (2) o Ddeddf Hawliau Rhentwyr 2025 (p. 26) ("Deddf 2025") sy'n rhoi pŵer i Weinidogion Cymru i wneud darpariaeth sy'n ganlyniadol ar Ran 1 o Ddeddf 2025.

Mae Pennod 4 o Ran 1 o Ddeddf 2025 yn gwneud darpariaeth mewn perthynas â gwahaniaethu yn y farchnad rentu yng Nghymru. Mae adran 46 o Bennod 4 yn diwygio Deddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) ("Deddf 2016") o ran gwahaniaethu.

Mae adran 29(1) o Ddeddf 2016 (datganiad ysgrifenedig enghreifftiol o gontract) yn ei gwneud yn ofynnol i Weinidogion Cymru ragnodi datganiadau ysgrifenedig enghreifftiol o gontract ar gyfer unrhyw fathau neu unrhyw ddisgrifiadau o gontract meddiannaeth sy'n briodol yn eu barn hwy.

Mae datganiad ysgrifenedig enghreifftiol o gontract yn ddatganiad ysgrifenedig sy'n ymgorffori'r holl ddarpariaethau sylfaenol ac atodol sy'n gymwys i'r contract hwnnw, heb eu haddasu (gweler adran 29(2) o Ddeddf 2016).

Mae Pennod 3 o Ran 2 o Ddeddf 2016 yn cyflwyno'r cysyniad o ddarpariaethau sylfaenol sef—

(a) darpariaethau yn Neddf 2016, a

(b) darpariaethau eraill sy'n ddarpariaethau sylfaenol yn rhinwedd adran 22(1)(a) o Ddeddf 2016,

a ymgorfforir fel telerau contractau meddiannaeth neu fel telerau mathau neu ddisgrifiadau penodol o gontractau meddiannaeth (yn ddarostyngedig i adrannau 20(1) a (2) ac 21 o Ddeddf 2016) ac sydd felly yn rhan o'r contract rhwng deiliad contract a landlord.

Unwaith y mae darpariaeth sylfaenol wedi ei chynnwys mewn contract meddiannaeth, cyfeirir ati fel "teler sylfaenol" o'r contract.

Mae rheoliad 3 o Reoliadau 2022, a'r Atodlenni iddynt, yn rhagnodi datganiadau ysgrifenedig enghreifftiol o gontract ar gyfer contractau diogel, contractau safonol cyfnodol a chontractau safonol cyfnod penodol. Mae Atodlen 1 i Reoliadau 2022 yn nodi'r datganiad ysgrifenedig enghreifftiol o gontract sy'n gymwys i gontractau meddiannaeth diogel; mae Atodlen 2 o Reoliadau 2022 yn nodi'r datganiad ysgrifenedig enghreifftiol o gontract sy'n gymwys i gontractau meddiannaeth safonol cyfnodol ac mae Atodlen 3 i Reoliadau 2022 yn nodi'r datganiad ysgrifenedig enghreifftiol o gontract sy'n gymwys i gontractau safonol cyfnod penodol perthnasol. Mae rheoliad 3(2) o Reoliadau 2022 yn diffinio "contract meddiannaeth safonol cyfnodol perthnasol" a "contract safonol cyfnod penodol perthnasol".

Mae rheoliad 3 o'r Rheoliadau hyn yn diwygio Rhan 3 o Atodlenni 1, 2 a 3 i Reoliadau 2022. Gwneir y diwygiadau er mwyn mewnosod y darpariaethau sylfaenol a nodir yn adrannau 54A (yr hawl i blant fyw mewn annedd neu ymweld â hi) a 54B (yr hawl i hawlio budd-daliadau) o Ddeddf 2016, fel y'u mewnosodir gan adran 46 o Ddeddf 2025.

Mae adran 22(1) o Ddeddf 2016 yn galluogi Gweinidogion Cymru i wneud rheoliadau sy'n pennu bod, neu nad yw, unrhyw ddarpariaeth mewn unrhyw ddeddfiad yn ddarpariaeth sylfaenol sy'n gymwys i gontract meddiannaeth.

Mae rheoliad 4 o'r Rheoliadau hyn yn darparu nad yw adran 54A o Ddeddf 2016 yn un o ddarpariaethau sylfaenol contractau meddiannaeth sy'n gontractau safonol â chymorth.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn.

2026 Rhif 41

TAI, CYMRU

Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) (Diwygio etc.) 2026

Gwnaed	*11 Chwefror 2026*
Yn dod i rym	*1 Mehefin 2026*

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pwerau a roddir iddynt gan adran 141(1) a (2) o Ddeddf Hawliau Rhentwyr 2025(**1**) ac adrannau 22(1)(b)(**2**), 29(1) a 256(1) o Ddeddf Rhentu Cartrefi (Cymru) 2016(**3**).

Yn unol â gweithdrefn gymeradwyo'r Senedd a gymhwysir gan adran 256(3) a (4)(b) o Ddeddf Rhentu Cartrefi (Cymru) 2016(**4**) gosodwyd drafft o'r offeryn statudol Cymreig hwn gerbron Senedd Cymru ac fe'i cymeradwywyd ganddi drwy benderfyniad.

Enwi a dod i rym

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) (Diwygio etc.) 2026.

(2) Daw'r Rheoliadau hyn i rym ar 1 Mehefin 2026.

Dehongli

2. Yn y Rheoliadau hyn—

mae i "contract safonol â chymorth" ("*supported standard contract*") yr ystyr a roddir yn adran 143 o'r Ddeddf;

mae i "darpariaeth sylfaenol" ("*fundamental provision*") yr ystyr a roddir yn adran 18 o'r Ddeddf;

ystyr "y Ddeddf" ("*the Act*") yw Deddf Rhentu Cartrefi (Cymru) 2016.

(**1**) 2025 p. 26.
(**2**) Diwygiwyd adran 22 gan adran 18 o Ddeddf Rhentu Cartrefi (Diwygio) (Cymru) 2021 (dsc 3) a pharagraffau 1 a 3 o Atodlen 6 iddi.
(**3**) 2016 dccc 1. Gweler adran 252 am y diffiniad o "rhagnodedig".
(**4**) Mae'r cyfeiriad yn adran 256(3) a (5) o Ddeddf Rhentu Cartrefi (Cymru) 2016 at Gynulliad Cenedlaethol Cymru yn cael effaith fel cyfeiriad at Senedd Cymru yn rhinwedd adran 150A(2) o Ddeddf Llywodraeth Cymru 2006 (p. 32).

Diwygio Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) 2022

3.—(1) Mae Rheoliadau Rhentu Cartrefi (Datganiadau Ysgrifenedig Enghreifftiol o Gontract) (Cymru) 2022(**5**) wedi eu diwygio fel a ganlyn.

(2) Yn Atodlen 1 (datganiad ysgrifenedig enghreifftiol o gontract meddiannaeth diogel), yn Rhan 3 (contract meddiannaeth diogel - telerau sylfaenol ac atodol)—

(a) yn y Mynegai, ar ôl y pennawd "Rheoli'r annedd", mewnosoder y pennawd—

"Gwahardd gwahaniaethu yn erbyn pobl sydd â phlant a hawlyddion budd-daliadau";

(b) ar ôl teler 15 (hawl y landlord i fynd i'r annedd – argyfyngau (S)), mewnosoder—

"Gwahardd gwahaniaethu yn erbyn pobl sydd â phlant a hawlyddion budd-daliadau

Yr hawl i blant fyw mewn annedd neu ymweld â hi (F+)

15A.—(1) Yn ddarostyngedig i baragraff (2) o'r teler hwn, cewch ganiatáu i berson nad yw wedi cyrraedd 18 oed fyw yn yr annedd neu ymweld â hi.

(2) Ni chaiff y landlord ymyrryd ag arfer na chyfyngu ar arfer eich hawl o dan baragraff (1) o'r teler hwn, oni bai bod yr ymyrraeth neu'r cyfyngiad yn ddull cymesur o gyflawni nod dilys.

Yr hawl i hawlio budd-daliadau (F+)

15B. Ni chaiff y landlord eich gwahardd rhag bod yn hawlydd budd-daliadau o fewn yr ystyr a roddir gan adran 8J o Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019(**6**)."

(3) Yn Atodlen 2 (datganiad ysgrifenedig enghreifftiol o gontract meddiannaeth safonol cyfnodol), yn Rhan 3 (contract meddiannaeth safonol cyfnodol – telerau sylfaenol ac atodol)—

(a) yn y Mynegai, ar ôl y pennawd "Rheoli'r annedd", mewnosoder y pennawd—

"Gwahardd gwahaniaethu yn erbyn pobl sydd â phlant a hawlyddion budd-daliadau";

(b) ar ôl teler 14 (hawl y landlord i fynd i'r annedd – argyfyngau (S)), mewnosoder—

"Gwahardd gwahaniaethu yn erbyn pobl sydd â phlant a hawlyddion budd-daliadau

Yr hawl i blant fyw mewn annedd neu ymweld â hi (F+)

14A.—(1) Yn ddarostyngedig i baragraff (2) o'r teler hwn, cewch ganiatáu i berson nad yw wedi cyrraedd 18 oed fyw yn yr annedd neu ymweld â hi.

(2) Ni chaiff y landlord ymyrryd ag arfer na chyfyngu ar arfer eich hawl o dan baragraff (1) o'r teler hwn, oni bai bod yr ymyrraeth neu'r cyfyngiad yn ddull cymesur o gyflawni nod dilys.

(**5**) O.S. 2022/28 (Cy. 13), fel y'i diwygiwyd gan O.S. 2023/1199 (Cy. 210).
(**6**) 2019 dccc 2.

Yr hawl i hawlio budd-daliadau (F+)

14B. Ni chaiff y landlord eich gwahardd rhag bod yn hawlydd budd-daliadau o fewn yr ystyr a roddir gan adran 8J o Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019."

(4) Yn Atodlen 3 (datganiad ysgrifenedig enghreifftiol o gontract meddiannaeth safonol cyfnod penodol ar gyfer cyfnod o lai na saith mlynedd), yn Rhan 3 (contract safonol cyfnod penodol – telerau sylfaenol ac atodol)—

(a) yn y Mynegai, ar ôl y pennawd "Rheoli'r annedd", mewnosoder y pennawd—

"Gwahardd gwahaniaethu yn erbyn pobl sydd â phlant a hawlyddion budd-daliadau";

(b) ar ôl teler 12 (hawl y landlord i fynd i'r annedd – argyfyngau (S)), mewnosoder—

"Gwahardd gwahaniaethu yn erbyn pobl sydd â phlant a hawlyddion budd-daliadau

Yr hawl i blant fyw mewn annedd neu ymweld â hi (F+)

12A.—(1) Yn ddarostyngedig i baragraff (2) o'r teler hwn, cewch ganiatáu i berson nad yw wedi cyrraedd 18 oed fyw yn yr annedd neu ymweld â hi.

(2) Ni chaiff y landlord ymyrryd ag arfer na chyfyngu ar arfer eich hawl o dan baragraff (1) o'r teler hwn, oni bai bod yr ymyrraeth neu'r cyfyngiad yn ddull cymesur o gyflawni nod dilys.

Yr hawl i hawlio budd-daliadau (F+)

12B. Ni chaiff y landlord eich gwahardd rhag bod yn hawlydd budd-daliadau o fewn yr ystyr a roddir gan adran 8J o Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019."

Nid yw adran 54A o'r Ddeddf yn un o ddarpariaethau sylfaenol contractau meddiannaeth sy'n gontractau safonol â chymorth

4. Nid yw adran 54A o'r Ddeddf (yr hawl i blant fyw mewn annedd neu ymweld â hi) yn ddarpariaeth sylfaenol sy'n gymwys i gontract safonol â chymorth.

Jayne Bryant
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai, un o Weinidogion Cymru
11 Chwefror 2026

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Argraffwyd a chyhoeddwyd yn y DU gan Y Llyfrfa Cyf dan awdurdod a goruchwyliaeth Saul Nassé, Rheolwr Llyfrfa Ei Fawrhydi ac Argraffydd y Brenin ar gyfer Cymru.

WELSH STATUTORY INSTRUMENTS

2026 No. 41

HOUSING, WALES

The Renting Homes (Model Written Statements of Contract) (Wales) (Amendments etc.) Regulations 2026

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022 (S.I. 2022/28 (W. 13)) ("the 2022 Regulations").

These Regulations are made pursuant to section 141(1) and (2) of the Renters' Rights Act 2025 (c. 26) ("the 2025 Act") which confers a power upon the Welsh Ministers to make provision that is consequential on Part 1 of the 2025 Act.

Chapter 4 of Part 1 of the 2025 Act makes provision in relation to discrimination in the rental market in Wales. Section 46 of Chapter 4 makes amendments to the Renting Homes (Wales) Act 2016 (anaw 1) ("the 2016 Act") regarding discrimination.

Section 29(1) of the 2016 Act (model written statement of contract) requires the Welsh Ministers to prescribe model written statements of contract for such kinds or descriptions of occupation contract as they think fit.

A model written statement of contract is a written statement which incorporates without modification all the fundamental and supplementary provisions applicable to that contract (see section 29(2) of the 2016 Act).

Chapter 3 of Part 2 of the 2016 Act introduces the concept of fundamental provisions which are—

(a) provisions of the 2016 Act, and

(b) other provisions which are fundamental provisions by virtue of section 22(1)(a) of the 2016 Act,

that are incorporated as terms of occupation contracts or particular kinds or descriptions of occupation contracts (subject to sections 20(1) and (2) and 21 of the 2016 Act) and so form part of the contract between a contract-holder and a landlord.

Once a fundamental provision is included in an occupation contract, it is referred to as a “fundamental term” of the contract.

Regulation 3 of, and the Schedules to, the 2022 Regulations prescribe model written statements of contract for secure contracts, periodic standard contracts and fixed term standard contracts. Schedule 1 to the 2022 Regulations sets out the model written statement of contract that applies to secure occupation contracts; Schedule 2 of the 2022 Regulations sets out the model written statement of contract that applies to periodic standard occupation contracts and Schedule 3 to the 2022 Regulations sets out the model written statement of contract that applies to relevant fixed term standard contracts. Regulation 3(2) of the 2022 Regulations defines a “relevant periodic standard occupation contract” and a “relevant fixed term standard contract”.

Regulation 3 of these Regulations amends Part 3 of Schedules 1, 2 and 3 to the 2022 Regulations. The amendments are made to insert the fundamental provisions set out in sections 54A (right for children to live at or visit dwelling) and 54B (right to claim benefits) of the 2016 Act, as inserted by section 46 of the 2025 Act.

Section 22(1) of the 2016 Act enables the Welsh Ministers to make regulations which specify that any provision of any enactment is, or is not, a fundamental provision applicable to an occupation contract.

Regulation 4 of these Regulations provides that section 54A of the 2016 Act is not a fundamental provision of occupation contracts that are supported standard contracts.

The Welsh Ministers’ Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with these Regulations.

2026 No. 41

HOUSING, WALES

The Renting Homes (Model Written Statements of Contract) (Wales) (Amendments etc.) Regulations 2026

Made	*11 February 2026*
Coming into force	*1 June 2026*

The Welsh Ministers make the following Regulations in exercise of the powers conferred on them by section 141(1) and (2) of the Renters' Rights Act 2025(**1**) and sections 22(1)(b)(**2**), 29(1) and 256(1) of the Renting Homes (Wales) Act 2016(**3**).

In accordance with the Senedd approval procedure applied by section 256(3) and (4)(b) of the Renting Homes (Wales) Act 2016(**4**) a draft of this Welsh statutory instrument was laid before, and approved by resolution of, Senedd Cymru.

Title and coming into force

1.—(1) The title of these Regulations is the Renting Homes (Model Written Statements of Contract) (Wales) (Amendments etc.) Regulations 2026.

(2) These Regulations come into force on 1 June 2026.

Interpretation

2. In these Regulations—

"the Act" (*"y Ddeddf"*) means the Renting Homes (Wales) Act 2016;

"fundamental provision" *("darpariaeth sylfaenol")* has the meaning given in section 18 of the Act;

"supported standard contract" *("contract safonol â chymorth")* has the meaning given in section 143 of the Act.

(**1**) 2025 c. 26.
(**2**) Section 22 was amended by section 18 and paragraphs 1 and 3 of Schedule 6 to the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).
(**3**) 2016 anaw 1. See section 252 for the definition of "prescribed".
(**4**) The reference in section 256(3) and (5) of the Renting Homes (Wales) Act 2016 to the National Assembly for Wales has effect as a reference to Senedd Cymru by virtue of section 150A(2) of the Government of Wales Act 2006 (c. 32).

Amendments to the Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022

3.—(1) The Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022(**5**) are amended as follows.

(2) In Schedule 1 (model written statement of a secure occupation contract), in Part 3 (secure occupation contract - fundamental and supplementary terms)—

(a) in the Index, after the heading "Control of the dwelling", insert the heading—

"Prohibition of discrimination against people with children and benefits claimants";

(b) after term 15 (landlord's right to enter the dwelling – emergencies (S)), insert—

"Prohibition of discrimination against people with children and benefits claimants

Right for children to live at or visit dwelling (F+)

15A.—(1) Subject to paragraph (2) of this term, you may permit a person who has not reached the age of 18 to live in or visit the dwelling.

(2) The landlord must not interfere with or restrict the exercise of your right under paragraph (1) of this term, unless the interference or restriction is a proportionate means of achieving a legitimate aim.

Right to claim benefits (F+)

15B. The landlord must not prohibit you from being a benefits claimant within the meaning given by section 8J of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019(**6**)."

(3) In Schedule 2 (model written statement of a periodic standard occupation contract), in Part 3 (periodic standard occupation contract – fundamental and supplementary terms)—

(a) in the Index, after the heading "Control of the dwelling" insert the heading—

"Prohibition of discrimination against people with children and benefits claimants";

(b) after term 14 (landlord's right to enter the dwelling – emergencies (S)), insert—

"Prohibition of discrimination against people with children and benefits claimants

Right for children to live at or visit dwelling (F+)

14A.—(1) Subject to paragraph (2) of this term, you may permit a person who has not reached the age of 18 to live in or visit the dwelling.

(2) The landlord must not interfere with or restrict the exercise of your right under paragraph (1) of this term, unless the interference or restriction is a proportionate means of achieving a legitimate aim.

(**5**) S.I. 2022/28 (W. 13) as amended by S.I. 2023/1199 (W. 210).
(**6**) 2019 anaw 2.

Right to claim benefits (F+)

14B. The landlord must not prohibit you from being a benefits claimant within the meaning given by section 8J of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019."

(4) In Schedule 3 (model written statement of a fixed term standard occupation contract for a term of less than seven years), in Part 3 (fixed term standard contract – fundamental and supplementary terms)—

(a) in the Index, after the heading "Control of the dwelling" insert the heading—

"Prohibition of discrimination against people with children and benefits claimants";

(b) after term 12 (landlord's right to enter the dwelling – emergencies (S)), insert—

"Prohibition of discrimination against people with children and benefits claimants

Right for children to live at or visit dwelling (F+)

12A.—(1) Subject to paragraph (2) of this term, you may permit a person who has not reached the age of 18 to live in or visit the dwelling.

(2) The landlord must not interfere with or restrict the exercise of your right under paragraph (1) of this term, unless the interference or restriction is a proportionate means of achieving a legitimate aim.

Right to claim benefits (F+)

12B. The landlord must not prohibit you from being a benefits claimant within the meaning given by section 8J of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019."

Section 54A of the Act not a fundamental provision of occupation contracts that are supported standard contracts

4. Section 54A of the Act (right for children to live at or visit dwelling) is not a fundamental provision applicable to a supported standard contract.

Jayne Bryant
Cabinet Secretary for Housing and Local Government, one of the Welsh Ministers
11 February 2026

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