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WELSH STATUTORY INSTRUMENTS

2025 Rhif 673 (Cy. 111)

2025 No. 673 (W. 111)

TAI, CYMRU

HOUSING, WALES

Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2025

The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2025

NODYN ESBONIADOL

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

Mae'r Rheoliadau hyn yn diwygio Deddf Landlord a Thenant 1987 ("Deddf 1987") a Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022 ("Rheoliadau 2022"), o ganlyniad i Ddeddf Rhentu Cartrefi (Cymru) 2016 ("Deddf 2016").

Mae rheoliad 2 yn diwygio adran 3 o Ddeddf 1987 i ddarparu nad yw tenantiaid o dan gontractau meddiannaeth (gweler adran 7 o Ddeddf 2016) yn denantiaid cymwys at ddibenion Rhan 1 o Ddeddf 1987.

Mae rheoliad 3 yn hepgor paragraff (2) o reoliad 15 o Reoliadau 2022 am ei fod wedi ei ddisodli gan y ddarpariaeth a wneir yn rheoliad 2.

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 offeryn hwn.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Landlord and Tenant Act 1987 ("the 1987 Act") and the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 ("the 2022 Regulations"), in consequence of the Renting Homes (Wales) Act 2016 ("the 2016 Act").

Regulation 2 amends section 3 of the 1987 Act to provide that tenants under occupation contracts (see section 7 of the 2016 Act) are not qualifying tenants for the purposes of Part 1 of the 1987 Act.

Regulation 3 omits paragraph (2) of regulation 15 of the 2022 Regulations as it is superseded by the provision made in regulation 2.

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 this instrument.

2025 Rhif 673 (Cy. 111)

TAI, CYMRU

Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2025

Gwnaed	*11 Mehefin 2025*
Yn dod i rym	*13 Mehefin 2025*

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pŵer a roddir iddynt gan adran 255(1)(a) a (2) o Ddeddf Rhentu Cartrefi (Cymru) 2016(**1**).

Yn unol ag adran 256(3) a (5) o'r Ddeddf honno, gosodwyd drafft o'r Rheoliadau hyn gerbron Senedd Cymru(**2**) ac fe'i cymeradwywyd ganddi drwy benderfyniad.

Enwi a dod i rym

1. Enw'r Rheoliadau hyn yw Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2025 a deuant i rym ar 13 Mehefin 2025.

Diwygio Deddf Landlord a Thenant 1987

2.—(1) Mae Deddf Landlord a Thenant 1987(**3**) wedi ei diwygio fel a ganlyn.

(**1**) 2016 dccc 1. Diwygiwyd adran 255(2) gan adran 14 o Ddeddf Rhentu Cartrefi (Diwygio) (Cymru) 2021 (dsc 3) a pharagraffau 1 ac 8 o Atodlen 5 iddi.

(**2**) Mae'r cyfeiriad yn adran 256(3) a (5) o Ddeddf Rhentu Cartrefi (Cymru) 2016 at Gynulliad Cenedlaethol Cymru bellach yn cael effaith fel cyfeiriad at Senedd Cymru yn rhinwedd adran 150A(2) o Ddeddf Llywodraeth Cymru 2006 (p. 32).

(**3**) 1987 p. 31.

2025 No. 673 (W. 111)

HOUSING, WALES

The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2025

Made	*11 June 2025*
Coming into force	*13 June 2025*

The Welsh Ministers make the following Regulations in exercise of the power conferred on them by section 255(1)(a) and (2) of the Renting Homes (Wales) Act 2016(**1**).

In accordance with section 256(3) and (5) of that Act, a draft of these Regulations has been laid before, and approved by a resolution of, Senedd Cymru(**2**).

Title and coming into force

1. The title of these Regulations is the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2025 and they come into force on 13 June 2025.

Amendments to the Landlord and Tenant Act 1987

2.—(1) The Landlord and Tenant Act 1987(**3**) is amended as follows.

(**1**) 2016 anaw 1. Section 255(2) was amended by section 14 of, and paragraphs 1 and 8 of Schedule 5 to, the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).

(**2**) The reference in section 256(3) and (5) of the Renting Homes (Wales) Act 2016 to the National Assembly for Wales now has effect as a reference to Senedd Cymru by virtue of section 150A(2) of the Government of Wales Act 2006 (c. 32).

(**3**) 1987 c. 31.

(2) Yn adran 3(**1**) (tenantiaid cymwys)—

(a) yn is-adran (1)—

(i) ar ddiwedd paragraff (d) mewnosoder "or";

(ii) hepgorer paragraffau (e) ac (f);

(iii) ar y diwedd mewnosoder—

"(g) a tenancy that is an occupation contract (within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act))."

(b) hepgorer is-adran (5).

Diwygio Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022

3. Hepgorer paragraff (2) o reoliad 15 o Reoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022(**2**).

(2) In section 3(**1**) (qualifying tenants)—

(a) in subsection (1)—

(i) at the end of paragraph (d) insert "or";

(ii) omit paragraphs (e) and (f);

(iii) at the end insert—

"(g) a tenancy that is an occupation contract (within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act))."

(b) omit subsection (5).

Amendment to the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022

3. Omit paragraph (2) of regulation 15 of the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022(**2**).

Jayne Bryant

Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai, un o Weinidogion Cymru
11 Mehefin 2025

Cabinet Secretary for Housing and Local Government, one of the Welsh Ministers
11 June 2025

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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 Deddfau Senedd y Brenin.

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(**1**) Diwygiwyd adran 3(1) gan adrannau 119 a 140 o Ddeddf Tai 1988 (p. 50), a pharagraff 2(1) o Atodlen 13 iddi, ac Atodlen 18 iddi, a chan reoliad 15(1) a (2)(a) o O.S. 2022/1166 (Cy. 241). Mewnosodwyd adran 3(5) gan reoliad 15(1) a (2)(b) o O.S. 2022/1166 (Cy. 241).

(**2**) O.S. 2022/1166 (Cy. 241).

(**1**) Section 3(1) was amended by sections 119 and 140 of, and paragraph 2(1) of Schedule 13 to, and Schedule 18 to, the Housing Act 1988 (c. 50) and regulation 15(1) and (2)(a) of S.I. 2022/1166 (W. 241). Section 3(5) was inserted by regulation 15(1) and (2)(b) of S.I. 2022/1166 (W. 241).

(**2**) S.I. 2022/1166 (W. 241).

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