

# UK Landlord Compliance Cheat Sheet 2026

Every statutory deadline, maximum penalty and "blocks possession?" flag for an England private rented sector tenancy after the Renters' Rights Act 2025 (in force 1 May 2026). Print, pin, refer to before every let.

## Pre-tenancy obligations

| Document                   | Statute                      | Deadline                        | Max penalty                                    | Blocks S8?                      |
|----------------------------|------------------------------|---------------------------------|------------------------------------------------|---------------------------------|
| Right to Rent check        | Immigration Act 2014         | Before move-in                  | GBP 10,000 first / 20,000 repeat, per occupier | No                              |
| Gas Safety Cert (CP12)     | Gas Safety Regs 1998         | Before move-in + 28 days        | Unlimited fine + 6 months                      | No                              |
| EPC (band E or above)      | MEES Regs 2015               | Before marketing                | GBP 5,000 per breach                           | No                              |
| EICR                       | Elec. Safety Standards 2020  | Before move-in + 28 days        | GBP 30,000 / property                          | No                              |
| Protect deposit + serve PI | Housing Act 2004             | Within 30 days of receipt       | 1-3x the deposit                               | YES - all grounds but 7A and 14 |
| Written statement of terms | Renters Rights Act 2025 s16D | Within 28 days of tenancy start | GBP 4,000                                      | No                              |
| How to Rent guide          | WITHDRAWN 1 May 2026         | Do not serve on a new tenancy   | None                                           | No - it never did               |

## In-tenancy obligations

| Duty                         | When                         | Max penalty                              | Notes                              |
|------------------------------|------------------------------|------------------------------------------|------------------------------------|
| Protect deposit              | Within 30 days of receipt    | 1-3x deposit; bars a S8 possession order | DPS, TDS or mydeposits             |
| Serve Prescribed Information | Within 30 days               | Same as above                            | Tenant + any deposit payer         |
| Renew gas cert               | Annually                     | Unlimited fine + 6 months                | CP12 within 12 months              |
| Renew EICR                   | Every 5 years                | GBP 30,000                               | Or sooner per electrician          |
| Repair / Awaab's Law         | Not yet in force for the PRS | None yet                                 | Social housing only: 24h emergency |
| Decent Homes Standard        | Not yet in force for the PRS | None yet                                 | Roadmap proposes 2035 or 2037      |

## Possession (post-Section 21)

Section 21 was abolished on 1 May 2026. From that date the only possession route is Section 8 with a stated ground. Deposit compliance is the one failure that stops a court making a possession order: on every ground except 7A and 14, an unprotected deposit or unserved Prescribed Information bars the order until you return the deposit. A missing gas certificate, EICR or EPC does NOT bar a Section 8 claim (that was a Section 21 rule) - but each carries its own penalty and weighs against you on discretionary grounds.

| Ground       | Type          | Notice   | New under RRA?   | Common use                    |
|--------------|---------------|----------|------------------|-------------------------------|
| Ground 1A    | Mandatory     | 4 months | Yes              | Landlord moving in (12mo bar) |
| Ground 1B    | Mandatory     | 4 months | Yes              | Sale of property (12mo bar)   |
| Ground 6     | Mandatory     | 4 months | Existing         | Demolition / redevelopment    |
| Ground 8     | Mandatory     | 4 weeks  | Threshold raised | 13 weeks rent arrears         |
| Ground 10/11 | Discretionary | 4 weeks  | Existing         | Persistent late rent          |
| Ground 14    | Discretionary | 0 days   | Existing         | Anti-social behaviour         |

### Print this & pin it

- Verify every deadline annually - rules change quarterly under the RRA transition.
- Keep certificates and prescribed info served-receipts in one folder per property.
- LetCompliance dashboard auto-tracks all deadlines above and warns you 14 / 7 / 1 days out.