STATUTORY INSTRUMENTS

2026 No. 1231 (C. 107)

HOUSING, ENGLAND

The Renters' Rights Act 2025 (Commencement No. 4) Regulations 2026

Made - - - - 24th November 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 and interpretation

1.—(1) These Regulations may be cited as the Renters' Rights Act 2025 (Commencement No. 4) Regulations 2026.

(2) In these Regulations—

"the 2025 Act" means the Renters' Rights Act 2025;

"residential landlord" and "residential tenancy" have the meanings given in section 63(1) of the 2025 Act.

(3) A reference to a named region is to the region of that name specified in the first column of the table in Schedule 1, and has the extent specified in the corresponding entry in the second column of that table.

Provisions coming into force by region

2.—(1) Section 75(1)(a) and (b) of the 2025 Act (the database) comes into force—

(a) for the purposes of entries in respect of persons who are residential landlords in relation to dwellings which are located in a region specified in the first column of the table in Schedule 2, on the date specified in the corresponding entry in the second column of that table;

(b) for the purposes of entries in respect of dwellings which are located in a region specified in the first column of the table in Schedule 2, on the date specified in the corresponding entry in the second column of that table.

(2) Section 82(3) of the 2025 Act (restriction on letting dwellings) comes into force for the purposes of persons who are residential landlords in relation to dwellings which are located in a region specified in the first column of the table in Schedule 3, on the date specified in the corresponding entry in the second column of that table.

(**a**) 2025 c. 26.

(3) Section 85(1)(b) of the 2025 Act (other duties) comes into force for the purposes of local housing authorities(**a**) located in a region specified in the first column of the table in Schedule 3, on the date specified in the corresponding entry in the second column of that table.

(4) Section 86(2) of the 2025 Act (access to the database) comes into force for the purposes of relevant authorities located in a region specified in the first column of the table in Schedule 3, on the date specified in the corresponding entry in the second column of that table.

(5) In this regulation—

"dwelling" means a dwelling that is let under a residential tenancy;

"relevant authority" means an authority listed in paragraphs (a) to (e) of section 86(2) of the 2025 Act.

Provisions coming into force on 15th December 2026

3. The following provisions of the 2025 Act come into force on 15th December 2026—

(a) section 63 (meaning of "residential landlord"), in so far as not already in force;

(b) section 75(2) and (3) (the database);

(c) section 76 (the database operator), in so far as not already in force;

(d) section 77 (making entries in the database), in so far as not already in force;

(e) section 81 (fees for landlord and dwelling entries), in so far as not already in force;

(f) section 82(5) (validity of residential tenancy);

(g) section 84 (allocation of unique identifiers);

(h) section 85(1)(a) and (d), (2) to (4) (other duties of database operator);

(i) section 86(3) (access to the database);

(j) section 87 (disclosure by database operator etc), in so far as not already in force;

(k) section 88 (use of information from the database);

(l) section 89 (removal of entries from database);

(m) section 91 (financial penalties), in so far as not already in force;

(n) section 92 (offences);

(o) section 93 (power to direct database operator and local housing authorities);

(p) section 96 (interpretation);

(q) the following provisions of section 98 (rent repayment order for offences under the Housing Act 1988 and sections 67 and 92 of the 2025 Act)—

(i) subsection 2(d), in so far as it inserts rows 9 and 10;

(ii) subsection (5)(a)(i), in so far as not already in force;

(iii) subsection (5)(a)(ii), in so far as it inserts a reference to row 10;

(iv) subsection (6)(a)(i), in so far as not already in force;

(v) subsection (6)(a)(ii), in so far as it inserts a reference to row 10.

(**a**) "Local housing authority" is defined in section 137 of the 2025 Act.

Provisions coming into force on 15th September 2027

4. Section 75(1)(a) and (b) of the 2025 Act (the database) comes into force for the purposes of entries in respect of persons who intend to become residential landlords, and entries in respect of dwellings intended to be let under residential tenancies, on 15th September 2027.

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

Matthew Pennycook
Minister of State
24th November 2026 Ministry of Housing, Communities and Local Government

SCHEDULES

SCHEDULE 1

Regulation 1(3)

Extent of regions

Name of region	Extent
West Midlands	The areas of Birmingham City Council, Coventry City Council, Dudley Metropolitan Borough Council, Herefordshire Council, Sandwell Metropolitan Borough Council, Shropshire Council, Solihull Metropolitan Borough Council, Staffordshire County Council, Stoke-on-Trent City Council, Telford and Wrekin Council, Walsall Metropolitan Borough Council, Warwickshire County Council, Wolverhampton City Council and Worcestershire County Council
East of England	The areas of Bedford Borough Council, Cambridgeshire County Council, Central Bedfordshire Council, Essex County Council, Hertfordshire County Council, Luton Borough Council, Norfolk County Council, Peterborough City Council, Southend-on-Sea City Council, Suffolk County Council and Thurrock Council
East Midlands	The areas of Derby City Council, Derbyshire County Council, Leicester City Council, Leicestershire County Council, Lincolnshire County Council, North Northamptonshire Council, Nottingham City Council, Nottinghamshire County Council, Rutland County Council and West Northamptonshire Council
South East	The areas of Bracknell Forest Borough Council, Brighton & Hove City Council, Buckinghamshire Council, East Sussex County Council, Hampshire County Council, Isle of Wight Council, Kent County Council, Medway Council, Milton Keynes Council, Oxfordshire County Council, Portsmouth City Council, Reading Borough Council, Slough Borough Council, Southampton City Council, Surrey County Council, West Berkshire Council, West Sussex County Council, the Royal Borough of Windsor and Maidenhead and Wokingham Council
Yorkshire and Humber	The areas of Barnsley Metropolitan Borough Council, Bradford City Council, Calderdale Metropolitan Borough Council, City of York Council, Doncaster Metropolitan Borough Council, East Riding of Yorkshire Council, Kingston upon Hull City Council, Kirklees Metropolitan Council, Leeds City Council, North East Lincolnshire Council, North Lincolnshire Council, North Yorkshire Council, Rotherham Borough Council, Sheffield City Council and Wakefield Council
North West	The areas of Blackburn with Darwen Borough Council, Blackpool Borough Council, Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Cheshire East Borough Council, Cheshire West and Chester Borough Council, Cumberland Council, Halton Borough Council, Knowsley Metropolitan Borough Council, Lancashire County Council, Liverpool City Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Borough Council, St Helens Metropolitan Borough Council, Salford City Council, Sefton Metropolitan Borough Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council, Warrington Borough Council, Westmorland and Furness

Name of region	Extent
	Council, Wigan Metropolitan Borough Council and Wirral Metropolitan Borough Council
North East	The areas of Darlington Borough Council, Durham County Council, Gateshead Council, Hartlepool Borough Council, Middlesbrough Council, Newcastle upon Tyne City Council, North Tyneside Metropolitan Borough Council, Northumberland County Council, Redcar and Cleveland Borough Council, South Tyneside Council, Stockton-on-Tees Borough Council and Sunderland City Metropolitan Borough Council
London	The City of London and the London boroughs of Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Camden, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith and Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth and Westminster
South West	The areas of Bath & North East Somerset Council, Bournemouth, Christchurch and Poole Council, Bristol City Council, Cornwall Council, Council of the Isles of Scilly, Devon County Council, Dorset Council, Gloucestershire County Council, North Somerset Council, Plymouth City Council, Somerset Council, South Gloucestershire Council, Swindon Borough Council, Torbay Council and Wiltshire Council

The areas of the local authorities specified in column 2 of the table are the areas of those local authorities as they existed on 15th December 2026.

SCHEDULE 2

Regulation 2(1)

Date of commencement of section 75(1)(a) and (b) by region

Region	Date of commencement
West Midlands	15th December 2026
East of England	15th January 2027
East Midlands	15th February 2027
South East	15th March 2027
Yorkshire and Humber	15th April 2027
North West	15th May 2027
North East	15th June 2027
London	15th July 2027
South West	15th August 2027

SCHEDULE 3

Regulation 2(2), (3) and (4)

Date of commencement of sections 82(3), 85(1)(b) and 86(2) by region

Region	Date of commencement
West Midlands	15th March 2027
East of England	15th April 2027
East Midlands	15th May 2027
South East	15th June 2027
Yorkshire and Humber	15th July 2027
North West	15th August 2027
North East	15th September 2027
London	15th October 2027
South West	15th November 2027

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are the fourth commencement regulations made under the Renters' Rights Act 2025 (c. 26) ("the 2025 Act") and bring into force provisions governing the Private Rented Sector Database contained in Chapters 3 and 4 of Part 2 of that Act.

Regulation 2 brings into force the duty in section 75(1)(a) and (b) of the 2025 Act on the database operator to establish and operate a database containing entries in respect of persons who are residential landlords and entries in respect of dwellings which are let under a residential tenancy. This requirement is brought into force on different days for dwellings located in different regions in England, and for landlords of those dwellings, as specified in the table in Schedule 2.

Regulation 2 also brings into force the following provisions of the 2025 Act on different days in relation to residential landlords of dwellings located in different regions in England, and public authorities located in different regions in England, as specified in the table in Schedule 3—

Section 82(3) which is the duty on a person who is a residential landlord in relation to a dwelling to ensure that there is both an active landlord and active dwelling entry in the database, and to update those entries in accordance with regulations made under section 78;

Section 85(1)(b) which is the duty on the database operator to ensure that local housing authorities are able to edit the database for the purposes of carrying out their functions under Chapter 3 of Part 2;

Section 86(2) which is the duty on the database operator to give access to information in the database to specified public authorities.

Regulation 3 brings into force on 15th December 2026 other provisions of Chapter 3 and Chapter 4 of Part 2 of the 2025 Act which relate to the operation of the database by the database operator, the making and updating of landlord and dwelling entries and the payment of fees, active and inactive entries, the removal of entries, the use of information from the database, and financial penalties and offences.

Regulation 4 brings into force on 15th September 2027 the duty on the database operator in section 75(1)(a) and (b) of the 2025 Act to establish and operate a database containing entries in respect of persons who intend to become residential landlords, and the dwellings they intend to let under a residential tenancy.

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 (c. 26) 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 100 (partially)	22nd June 2026	S.I. 2026/638
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
Schedule 4 (partially)	22nd June 2026	S.I. 2026/638

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