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**B I L L**

TO

Make provision about the rights of renters.

**B**E IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

**1 Tenants' access to the database of rogue landlords and property agents**

- (1) The Housing and Planning Act 2016 is amended as follows.
- (2) In section 39 (use of information in database), leave out subsections (2) and (3) and insert—
  - “(2) A local housing authority is required to give access to the database to a tenant or a person seeking a tenancy.”

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**2 Ending of certain lettings fees for tenants**

- (1) The Landlord and Tenant Act 1985 is amended as follows.
- (2) After section 30B insert—

**“30C Letting fees for tenants**

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A letting agent may not charge a tenant or prospective tenant any of the following types of fee—

- (a) a registration fee,
- (b) an administration fee,
- (c) an inventory check fee,
- (d) a reference check fee,
- (e) a tenancy extension or renewal fee, or
- (f) an exit fee.”

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**3 Mandatory electrical safety checks**

- (1) Section 122 of the Housing and Planning Act 2016 (electrical safety standards for properties let by private landlords) is amended as follows.

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- (2) In subsection (1), for “may” substitute “must”.
- (3) In subsection (3), for “may” substitute “must”.
- (4) After subsection (4) insert –
  - “(4A) Mandatory checks must be undertaken at least every five years.”

**4 Prevention of rogue landlords from obtaining an HMO licence** 5

- (1) The Housing and Planning Act 2016 is amended as follows.
- (2) In section 39(4), at end insert –
  - “(f) in order to ascertain that, due to being on the database, a landlord may not be granted an HMO licence.”.

**5 Extent, commencement and short title** 10

- (1) This Act applies to England only.
- (2) This Act comes into force on the day on which it is passed.
- (3) This Act may be cited as the Renters’ Rights Act 2016.

# Renters' Rights Bill [HL]

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To make provision about the rights of renters.

*Baroness Greender*

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