

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 20,000 / tenant	No (criminal route)
Gas Safety Cert (CP12)	Gas Safety Regs 1998	Before move-in + 28 days	GBP 6,000 (FFI) / unlimited	Yes
EPC (band E or above)	MEES Regs 2015	Before marketing	GBP 5,000 per breach	No (but invalidates let)
EICR	Elec. Safety Standards 2020	Before move-in + 28 days	GBP 30,000 / property	Yes
How to Rent guide	Deregulation Act 2015	Before move-in	Bars S8 ground 8A grounds	Indirectly
RRA Information Sheet	Renters Rights Act 2025	By 31 May 2026 (existing)	GBP 7,000 / civil offence	Yes (some grounds)

In-tenancy obligations

Duty	When	Max penalty	Notes
Protect deposit	Within 30 days of receipt	1-3x deposit + bars S8 grounds	DPS, TDS or mydeposits
Serve Prescribed Information	Within 30 days	Same as above	Tenant + any deposit payer
Renew gas cert	Annually	GBP 6,000+ + criminal	CP12 within 12 months
Renew EICR	Every 5 years	GBP 30,000	Or sooner per electrician
Repair / Awaab's Law	1d emerg / 5d damp / 14d hazard	Civil claim + Ombudsman	Damp + mould prioritised
Decent Homes Standard	Continuous (PRS from 2026)	Civil penalties	PRS DHS phased in

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. A single missing safety certificate or unprotected deposit blocks most Section 8 grounds, exactly as it used to block Section 21.

Ground	Type	Notice	New under RRA?	Common use
Ground 1A	Mandatory	4 months	Yes	Landlord moving in (12mo bar)

Ground	Type	Notice	New under RRA?	Common use
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.