New Renters' Rights Act

Important information for homeowners and shared owners who sublet their home

If **you're a homeowner or shared owner and rent out your property - even temporarily - you are legally considered a landlord and must follow private rental legislation.**

The Government has introduced new laws under the Renters' Rights Act 2025, which came into effect on 1 May 2026. These changes apply to anyone renting out a property.

It is important that you understand your legal responsibilities as a landlord and familiarise yourself with the changes to legislation.

You can read the full Government guidance for further information. Search for **Guide to the Renters' Rights Act** at **www.Gov.uk**

What changed from 1 May 2026?

- The new legislation introduces several important changes for landlords: Section 21 ('no fault') evictions have ended. You can no longer ask a tenant to leave without a valid legal reason.
- Most tenancies are now rolling tenancies - fixed-term tenancies will end, even if your current subletting agreement states otherwise.
- New information requirements - Landlords should provide tenants with a copy of the official Renters' Rights Act Information Sheet 2026 no later than 31 May 2026. Search for **The Renters' Rights Act Information Sheet 2026** at **www.Gov.uk**

If you need your tenant to leave your property

From 1 May 2026, landlords must follow the new legal process when ending a tenancy.
For example, if you want to:

- Move back into your home
- Sell your property

You must use the correct legal process, such as a **Section 8 notice.** You may be able to use **Ground 1 or Ground 1A,** however:

- You must give your tenant(s) **at least four months' notice**
- If your tenant has lived in the property for **less than 12 months,** you cannot require them to leave until 12 months have passed
- You can serve notice earlier, but the tenancy end date in the notice must fall after the tenant has occupied the property for 12 months.

Important Information for Shared Owners

Action required before 31 May 2026 if you sublet your home:

Most MSV shared ownership customers who have not staircased to 100% ownership are not permitted to sublet their home under the terms of their lease. Please check your lease agreement if you are unsure. However, if you are currently **subletting** your shared ownership home, you must notify your tenant(s) by 31 May 2026.

Selling your home after eviction

Normally, if a landlord evicts a tenant using the 'selling' ground, there is a 12 - month restriction on re-letting the property. Shared owners may be exempt from this restriction - but only if the correct process is followed.

What you need to do to qualify for the exemption

1. Notify your tenant: You must tell your current or future tenant in writing that:

- You are a shared owner
- The usual 12-month re-letting restriction may not apply

If you already have tenants, this must be done by **31 May 2026.** You can use the approved template notice - search for **Renters Rights Act** on our website at **msvhousing.co.uk** or scan the QR code.

2. Notify MSV: Before your notice period ends, you must confirm in writing that you intend to sell your home. Please contact us at: **Leasehold@msvhousing.co.uk**

3. Show that you are actively selling your home: Before re-letting, you must get a RICS valuation or put your home up for sale (e.g. through an estate agent).

What you need to do now

We recommend that you:

- Read the Government guidance carefully
- Make sure you understand your responsibilities as a landlord
- Notify any current tenants about the shared owner exemption **before 31 May 2026**
- Inform any future tenants about the exemption before subletting your property
- Contact MSV if you are unsure about your responsibilities on **Leasehold@msvhousing.co.uk** or **0161 226 4211**

Frequently Asked Questions

1. Do these rules apply to me? Yes, if you're a homeowner or shared owner and renting out your home , you're legally a landlord and these rules apply.

2. Can I still evict tenants easily? No. From 1 May 2026 Section 21 ('no fault') evictions are banned and you must provide a valid legal reason for eviction.

3. What is a rolling tenancy? A tenancy with no fixed end date, it continues month-to-month until ended legally via valid notice under permitted grounds set out by the Renters Rights Act (2025).

4. How much notice do I need to give a tenant? For selling or moving back in you must give at least 4 months' notice. You cannot ask the tenant to leave any earlier than 12 months from the tenancy's start date. You can serve the notice of possession earlier, but the date in the notice must be after they have been in the property for 12 months. This means even if we've previously given you consent to sublet for a period shorter than 12 months, you must not ask your tenant to leave before 12 months.

5. Does this apply to existing tenancies? Yes. The new rules apply even if the tenancy started before 1 May 2026.

6. Do I still need permission to sublet? Yes. Please continue to follow your shared ownership lease and contact us if you're unsure.

7. Who should I contact for help?
Contact MSV before taking action, especially if:

- You're already subletting
- You're planning to sell
- You're unsure about your obligations.

8. I'm a Shared Owner. What is the deadline I need to meet?
31 May 2026. You must notify any existing tenants about the shared owner exemption by this date.

9. What happens if I don't notify my tenant? You won't qualify for the exemption from the 12-month re-letting restriction after selling.

Scan the QR code to find all the info you need on the Renters Rights Act

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telephone **0161 226 4211**

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visit **msvhousing.co.uk**

If you would like this information in another language or format, please contact us

Si vous voulez ces informations dans une autre langue ou format, prière de nous contacter

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Jeśli wymagasz tej informacji w innym języku lub formacie to skontaktuj się z nami

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