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Rent Smart Wales



Under the Housing (Wales) Act 2014, there are new legal obligations on landlords who have rental property in Wales. The Rent Smart Wales website www.rentsmart.gov.wales explains these obligations and will help you to understand the process.

Landlord Registration Any landlord who has a rental property in Wales which is rented on an assured, assured shorthold or regulated tenancy is required to register. Depending on how a property is owned will determine who needs to register it. All registrations are completed with Rent Smart Wales and last for 5 years.

Landlord Licensing Landlords who are not involved in setting up tenancies and managing their rental properties do not need a licence; however they must use a licensed agent and register as a landlord declaring their agent on the registration. Landlords who do undertake letting and management tasks at their rental properties in Wales are required to undertake training and apply for a licence. Such landlords are often described as 'self-managing'. Training can be done via Rent Smart Wales (online or classroom courses or one of its External Approved Training Providers and can be done in a classroom based setting or online. Online training usually costs less than a classroom based course. The landlord licence lasts for 5 years.



For more information go to the Rent Smart
Wales website at

www.rentsmart.gov.wales.

Facts:

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