



Housing (Wales) Act 2014

2014 anaw 7

PART 1

REGULATION OF PRIVATE RENTED HOUSING

Introduction

2 Meaning of key terms

(1) In this Part—

“domestic tenancy” (*“tenantiaeth ddomestig”*) means—

- (a) a tenancy which is an assured tenancy for the purposes of the Housing Act 1988 (which includes an assured shorthold tenancy), except where the tenancy—
 - (i) is a long lease for the purposes of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993 (“the 1993 Act”), or
 - (ii) in the case of a shared ownership lease (within the meaning given by section 7(7) of the 1993 Act), would be such a lease if the tenant's share (within the meaning given by that section) were 100 per cent;
- (b) a regulated tenancy for the purposes of the Rent Act 1977, or
- (c) a tenancy under which a dwelling is let as a separate dwelling and which is of a description specified for the purposes of this Part in an order made by the Welsh Ministers;

“dwelling” (*“annedd”*) means a building or part of a building occupied or intended to be occupied as a separate dwelling, together with any yard, garden, outhouses and appurtenances belonging to it or usually enjoyed with it, where the whole of the dwelling is in Wales;

“landlord” (*“landlord”*) means—

- (a) in relation to a dwelling subject to a domestic tenancy, the immediate landlord or, in relation to a statutory tenant, the person who, apart from

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Changes to legislation: There are currently no known outstanding effects for the Housing (Wales) Act 2014, Section 2. (See end of Document for details)

the statutory tenancy, would be entitled to possession of the dwelling subject to the tenancy, and

- (b) in relation to a dwelling that is not subject to a domestic tenancy, the person who would be the immediate landlord if the dwelling were let under a domestic tenancy;

“rental property” (“*eiddo ar rent*”) means a dwelling subject to, or marketed or offered for let under, a domestic tenancy.

- (2) In this section, “statutory tenant” and “statutory tenancy” mean a statutory tenant or statutory tenancy within the meaning of the Rent Act 1977.

Commencement Information

- I1** S. 2 in force at 1.12.2014 for specified purposes by [S.I. 2014/3127](#), art. 2(b), [Sch. Pt. 2](#)
I2 S. 2 in force at 23.11.2015 in so far as not already in force by [S.I. 2015/1826](#), [art. 2\(b\)](#)

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