



Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

Landlord's notice: minimum notice periods

1 Landlord's notice under periodic standard contract: minimum notice period

(1) The [Renting Homes \(Wales\) Act 2016 \(anaw 1\)](#) (“the 2016 Act”) is amended as follows.

(2) In section 174 (notices under section 173: minimum notice period)—

- (a) in subsection (1), for “two months” substitute “six months”;
- (b) for subsection (2) substitute—

“(2) This section is a fundamental provision which is incorporated as a term of all periodic standard contracts, except periodic standard contracts which—

- (a) do not incorporate section 173 as a term of the contract, or
- (b) are within Schedule 8A (whether or not they incorporate section 173 as a term of the contract).”

(3) After section 174, insert—

“174A Minimum notice period: periodic standard contracts within Schedule 8A

(1) If a periodic standard contract is within Schedule 8A, the date specified in a notice under section 173 may not be less than two months after the day on which the notice is given to the contract-holder.

(2) This section is a fundamental provision which is incorporated as a term of all periodic standard contracts which—

- (a) incorporate section 173 as a term of the contract, and
- (b) are within Schedule 8A.”