

## EXPLANATORY NOTE

*(This note is not part of these Regulations)*

These Regulations are made under the Private Housing (Tenancies) (Scotland) Act 2016 (“the Act”). They prescribe certain notices and forms to be used in connection with a private residential tenancy.

Regulation 2 prescribes the form of the notice to be given to the landlord of a tenant's intention to make an application under section 14(1) or 16(1) of the Act to the Tribunal to either draw up the written terms of the tenancy or to sanction the landlord for failing to provide written terms of the tenancy or other specified information.

Regulation 3 prescribes the form of the rent-increase notice to be given by the landlord to the tenant in accordance with section 22(1) of the Act.

Regulation 4 prescribes the form to be used when a tenant, having received a rent-increase notice, wishes to refer the rent increase to a rent officer for determination in accordance with section 24(1) of the Act.

Where a let property is in a rent pressure zone, regulation 5 prescribes the form to be used by a landlord in accordance with section 43(1) of the Act to request the rent officer to determine the amount of additional rent which may be charged in consequence of improvements to the let property.

Regulation 6 prescribes the form of the notice to leave which the landlord may serve on a tenant under section 50(1)(a) of the Act.

Regulation 7 prescribes the form of the notice to leave which the landlord may serve directly on a sub-tenant under section 61(1) of the Act.

A business regulatory impact assessment has not been prepared for this instrument as no impact on the private or voluntary sectors is foreseen.

**Changes to legislation:**

There are currently no known outstanding effects for the The Private Residential Tenancies (Prescribed Notices and Forms) (Scotland) Regulations 2017.