



Protection from Eviction Act 1977

1977 CHAPTER 43

PART II

NOTICE TO QUIT

5 Validity of notices to quit.

(1) [^{F1}Subject to subsection (1B) below] no notice by a landlord or a tenant to quit any premises let (whether before or after the commencement of this Act) as a dwelling shall be valid unless—

- (a) it is in writing and contains such information as may be prescribed, and
- (b) it is given not less than 4 weeks before the date on which it is to take effect.

[^{F2}(1A) Subject to subsection (1B) below, no notice by a licensor or a licensee to determine a periodic licence to occupy premises as a dwelling (whether the licence was granted before or after the passing of this Act) shall be valid unless—

- (a) it is in writing and contains such information as may be prescribed, and
- (b) it is given not less than 4 weeks before the date on which it is to take effect.

(1B) Nothing in subsection (1) or subsection (1A) above applies to—

- (a) premises let on an excluded tenancy which is entered into on or after the date on which the Housing Act 1988 came into force unless it is entered into pursuant to a contract made before that date; or
- (b) premises occupied under an excluded licence.]

(2) In this section “prescribed” means prescribed by regulations made by the Secretary of State by statutory instrument, and a statutory instrument containing any such regulations shall be subject to annulment in pursuance of a resolution of either House of Parliament.

(3) Regulations under this section may make different provision in relation to different descriptions of lettings and different circumstances.

Status: Point in time view as at 30/06/2021.

Changes to legislation: Protection from Eviction Act 1977, Part II is up to date with all changes known to be in force on or before 18 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Textual Amendments

- F1** Words inserted by [Housing Act 1988 \(c. 50, SIF 75:1\)](#), **ss. 32(1)**, 44(2)(b)
- F2** S. 5(1A)(1B) inserted by [Housing Act 1988 \(c. 50, SIF 75:1\)](#), **ss. 32(2)**, 44(2)(b)

Modifications etc. (not altering text)

- C1** S. 5(1) modified (temp.) (26.3.2020) by [Coronavirus Act 2020 \(c. 7\)](#), s. 87(1), Sch. 29 paras. 1, **2(1)(2)** (with ss. 88-90) (as amended: (E.) (28.8.2020) by [The Coronavirus Act 2020 \(Residential Tenancies: Protection from Eviction\) \(Amendment\) \(England\) Regulations 2020 \(S.I. 2020/914\)](#), regs. 1(2), **3(2)(3)(a)(b)** (with reg. 4); (W.) (29.9.2020) by [The Coronavirus Act 2020 \(Residential Tenancies Protection from Eviction\) \(Wales\) Regulations 2020 \(S.I. 2020/1044\)](#), regs. 1(2), **3**, 4(2) (with reg. 17); (31.12.2020) by [The Coronavirus Act 2020 \(Residential Tenancies: Protection from Eviction\) \(Amendment\) \(England\) Regulations 2021 \(S.I. 2021/284\)](#), regs. 1(2), **2** and [The Coronavirus Act 2020 \(Residential Tenancies: Extension of Period of Protection from Eviction\) \(Wales\) Regulations 2021 \(S.I. 2021/377\)](#), regs. 1(2), **2**; (E.) (1.6.2021) by [The Coronavirus Act 2020 \(Residential Tenancies: Protection from Eviction\) \(Amendment\) \(England\) \(No. 2\) Regulations 2021 \(S.I. 2021/564\)](#), regs. 1(2)(3), **2(2)(3)** (with reg. 3); and (W.) (30.6.2021) by [The Coronavirus Act 2020 \(Residential Tenancies: Extension of Period of Protection from Eviction\) \(No. 2\) \(Wales\) Regulations 2021 \(S.I. 2021/708\)](#), regs. 1(2), **2**)

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