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## EXPLANATORY NOTE

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

These Regulations set out the information, periods and fees required for an application for registration and an application for a licence under Part 1 of the Housing (Wales) Act 2014 (“the Act”).

Part 1 of the Act relates to the Regulation of Private Rented Housing. It includes a requirement for most landlords of dwellings let, or to be let, under domestic tenancies, to register with the relevant designated licensing authority. Similarly, persons engaged in letting or managing such dwellings, are required to obtain a licence from the relevant designated licensing authority.

Regulations 3 and 6 set out the periods within which a relevant designated licensing authority must determine an application for registration or a licence respectively.

Regulations 4 and 7 set out the information which must be included in an application for registration or a licence respectively. Regulation 10 also prescribes a declaration that must be included in any application for registration or a licence.

Regulations 5 and 8 set out the changes which must be notified to the relevant designated licensing authority in respect of a landlord who is registered or a person who is licensed respectively.

Regulation 9 provides that the specified fees are to be determined by the relevant designated licensing authority.

The Welsh Ministers’ Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a Regulatory Impact Assessment as to the likely costs and benefits of complying with these Regulations. The Impact Assessment prepared for the Act is relevant and a copy may be obtained from the Department of Housing, Welsh Government, Rhydycar Business Park, Merthyr Tydfil, CF48 1UZ.