
WELSH STATUTORY INSTRUMENTS

2023 No. 1199

**The Renting Homes (Miscellaneous
Amendments) (Wales) Regulations 2023**

Amendments to the Renting Homes (Explanatory Information for Written Statements of Occupation Contracts) (Wales) Regulations 2022

2.—(1) The Renting Homes (Explanatory Information for Written Statements of Occupation Contracts) (Wales) Regulations 2022⁽¹⁾ are amended as follows.

(2) In regulation 3 (prescribed matters for which explanatory information must be contained in the written statement of an occupation contract)—

(a) in paragraph (f)—

(i) omit “must be given to the contract-holder within”;

(ii) at the beginning of sub-paragraph (i) insert “may be given to the contract-holder before the occupation date and, if it is not, must be given to the contract-holder within”;

(iii) in sub-paragraph (ii), after “converted contract,” insert “must be given to the contract-holder”;

(b) for paragraph (g) substitute—

“(g) that if the landlord fails to give the written statement of the occupation contract to the contract-holder within 14 days of the occupation date, the landlord may be liable to pay the contract-holder compensation equivalent to a day’s rent for each day that the written statement is not provided, starting with the occupation date, up to a maximum of two months’ rent (unless the landlord’s failure to provide the written statement was intentional in which case, the court may determine that an increased amount per day is payable)”.

(3) In regulation 8 (fixed term standard contract)—

(a) in paragraph (b)(v)(bb)—

(i) in the English language text, after “must give up possession” insert “,”;

(ii) in the English language text, after “occupation contract is” insert “a”;

(b) in paragraph (b)(v)(cc), in the English language text, after “to the Act,” insert “the”.