

# PRE-SERVICE COMPLIANCE CHECKLIST

Wales - Renting Homes (Wales) Act 2016

**Property:**

**Landlord:**

**Contract-Holder:**

**Notice Type:** Fault-Based

**Date:** 16 January 2026

## CRITICAL - WALES REQUIREMENTS

The Renting Homes (Wales) Act 2016 applies to all occupation contracts in Wales. You **MUST** ensure compliance with Welsh-specific requirements before serving any notice.

### 1. Rent Smart Wales (CRITICAL)

#### Registered with Rent Smart Wales

You are NOT registered with Rent Smart Wales. You CANNOT serve a valid Section 173 notice without registration. Register immediately at [rentsmartswales.gov.wales](https://rentsmartswales.gov.wales)

### 2. Written Statement

#### ☐ Written Statement Provided

The written statement of the occupation contract must be provided to the contract-holder within 14 days of occupation commencing.

### 3. Deposit Protection

#### No Deposit Taken

No deposit was taken for this occupation contract.

### 4. Safety Certificates

#### ☐ Gas Safety Certificate

A valid gas safety certificate must be provided annually and a copy given to the contract-holder.



### Electrical Installation Condition Report (EICR)

An EICR is required and must be valid (within 5 years).



### Energy Performance Certificate (EPC)

A valid EPC must be available. Property must have minimum rating of E (unless exempt).

## 5. Section 173 Timing (if applicable)

Section 173 timing requirements do not apply to fault-based notices. The notice period depends on the specific ground being relied upon.

## Declaration

I confirm that I have verified each of the above requirements and that to the best of my knowledge, I am in compliance with the Renting Homes (Wales) Act 2016 and all associated regulations.

**Signed:** \_\_\_\_\_

**Print Name:**

**Date:** \_\_\_\_\_

### Remember:

- Keep copies of all compliance documents to bring to court
- Use the correct Welsh prescribed notice form (RHW series)
- Document how and when you serve the notice
- If in doubt, seek legal advice before proceeding