

Pre-Tenancy Compliance Checklist

Northern Ireland

35 Woodhall Park Avenue

NON-CONTRACTUAL GUIDANCE

This checklist is provided as guidance only and does not form part of the tenancy agreement. It summarises key legal obligations for landlords. For detailed requirements, consult the relevant legislation or seek professional legal advice.

1. Landlord Registration (Mandatory)

Registered with local council

All private landlords must be registered with their district council.

Private Tenancies (Northern Ireland) Order 2006

2. Deposit Protection (Mandatory)

Deposit protected within 28 days

Tenancy deposits must be protected in an approved scheme within 28 days.

Tenancy Deposit Schemes Regulations (Northern Ireland) 2012

3. Fitness for Human Habitation

Property meets fitness standard

The property must be fit for human habitation at the start and throughout the tenancy.

Housing (NI) Order 1981

4. Gas Safety

Valid Gas Safety Certificate

Annual gas safety check by registered engineer. Certificate provided to tenant.

Gas Safety (Installation and Use) Regulations (Northern Ireland) 2004

5. Energy Performance Certificate (EPC)

Valid EPC provided

EPC must be provided to tenant before occupation.

6. Electrical Safety (From April 2025)

	Electrical safety check completed From 1 April 2025, landlords must have electrical installations inspected every 5 years.
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Private Tenancies Act (Northern Ireland) 2022

7. Smoke and Carbon Monoxide Alarms

	Working alarms installed Smoke alarms on each storey. CO alarms where solid fuel appliances are present.
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Private Tenancies (NI) Order 2006

Summary Checklist

Requirement	Status	Date Completed
Landlord registration	Yes N/A	_____
Deposit protected	Yes N/A	_____
Deposit info provided	Yes N/A	_____
Gas Safety Certificate provided	Yes N/A	_____
EPC provided (rating: ____)	Yes	_____
EICR provided	Yes	_____
Smoke alarms tested	Yes	_____
CO alarms tested (if applicable)	Yes N/A	_____
HMO licence (if applicable)	Yes N/A	_____

Important: Non-compliance with these requirements may affect enforceability, result in penalties, or leave you exposed to legal claims. This checklist is for guidance only - always verify current requirements with the relevant authorities and seek professional advice where needed.