

Pre-Tenancy Compliance Checklist

Wales

16 Waterloo Road

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. Rent Smart Wales Registration (Mandatory)

Landlord registered with Rent Smart Wales

All landlords letting property in Wales must register with Rent Smart Wales. Self-managing landlords must also obtain a licence.

Agent licensed (if using letting agent)

If you use a letting agent, they must hold a valid Rent Smart Wales licence.

Housing (Wales) Act 2014

2. Deposit Protection (Mandatory)

Deposit protected within 30 days

Security deposits must be protected in an authorised scheme within 30 days and Prescribed Information provided.

Renting Homes (Wales) Act 2016, Part 4

3. Written Statement (Mandatory)

Written statement of occupation contract provided

The landlord must provide the contract-holder with a written statement of the occupation contract within 14 days of occupation.

Renting Homes (Wales) Act 2016, s.31

4. Fitness for Human Habitation

Property fit for human habitation

The dwelling must be fit for human habitation at the start and throughout the occupation. This is a fundamental term.

Renting Homes (Wales) Act 2016, s.91

5. Gas Safety

Valid Gas Safety Certificate (CP12)

Annual gas safety check by Gas Safe registered engineer. Certificate provided before occupation.

Gas Safety (Installation and Use) Regulations 1998

6. Energy Performance Certificate (EPC)

Valid EPC with minimum E rating provided

Property must have EPC rating of E or above. Certificate provided to contract-holder.

Energy Performance of Buildings (England and Wales) Regulations 2012

7. Electrical Safety (EICR)

Satisfactory EICR obtained

Electrical installations must be inspected every 5 years and be in satisfactory condition.

Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022

8. Smoke and Carbon Monoxide Alarms

Working smoke alarms installed

Smoke alarms on each storey. Carbon monoxide alarms where required.

Renting Homes (Wales) Act 2016

Summary Checklist

Requirement	Status	Date Completed
Rent Smart Wales 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	_____
Written Statement 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.