

Explanatory Memorandum to The Renters' Rights Act 2025 (Commencement) (Wales) Order 2026.

This Explanatory Memorandum has been prepared by Social Housing Regulator & Strategic Business Division of the Welsh Government for laying before Senedd Cymru alongside The Renters' Rights Act 2025 (Commencement) (Wales) Order 2026. This is in accordance with section 37F of the Legislation (Wales) Act 2019 and Standing Order 27.1.

Cabinet Secretary's Declaration

In my view, this Explanatory Memorandum gives a fair and reasonable view of the expected impact of The Renters' Rights Act 2025 (Commencement) (Wales) Order 2026

Jayne Bryant MS
Cabinet Secretary for Housing and Local Government
20 January 2026

1. Purpose and overview

1.1. This commencement order brings into force the following provisions of the Renters' Rights Act 2025 ("the 2025 Act") on 1 June 2026-

- a) section 43 (discrimination relating to children or benefits status: Welsh language);
- b) section 44 (discrimination relating to children or benefits status: English language);
- c) section 45 (amendment of short title of Renting Homes (Fees etc.) (Wales) Act 2019);
- d) section 46 (amendments of Renting Homes (Wales) Act 2016 regarding discrimination);
- e) section 47 (power of Welsh Ministers to protect others);
- f) section 48 (power of Secretary of State to protect others); and
- g) section 49 (regulations).

1.2. This is the first commencement order made to commence provisions within the 2025 Act, following Royal Assent.

2. Matters of special interest to the Legislation, Justice and Constitution Committee

2.1. None.

3. Legislative background

3.1. This commencement order is made under section 145(3) of the Renters' Rights Act 2025. Although this commencement order does not follow a Senedd procedure, it is still required to be laid before Senedd Cymru under section 37F of the Legislation (Wales) Act 2019.

4. Regulatory Impact Assessment (RIA)

4.1. An RIA has not been completed for this commencement order. This is in line with the exemption in section 3.2 of the Welsh Ministers' code of practice for carrying out regulatory impact assessments for subordinate legislation.