

NEW LANDLORD RULES: WHAT YOU NEED TO KNOW

Dreckly won't cut it this time. Renting in England is going through its biggest shake-up in decades, and every private landlord in Cornwall has new things to do, whether you let one cottage in Camborne or a handful of flats in Truro.

Correct as of October 2026

1 May 2026

New tenancy rules already in force

15 Aug to 14 Nov 2027

Cornwall's window to register every let

£65 a year

Registration fee per property

This guide sets out what has already changed, what's coming, and a short checklist so you know where you stand. It's written in plain English for landlords who manage their own lets, without a letting agent doing it for them.

WHAT CHANGED ON 1 MAY 2026

The Renters' Rights Act's first phase is already law, so these apply to your lets now.

- **No more Section 21.** "No-fault" evictions have ended. To get a property back you need one of the set legal grounds, such as selling or moving in yourself.
- **Every tenancy is periodic.** Fixed terms have gone. Tenancies now roll month to month, and tenants can leave with two months' notice.
- **Rent goes up once a year at most.** Increases have to use the formal Section 13 notice, with at least two months' warning.
- **No bidding wars, limited rent in advance.** You can't invite or accept offers above the advertised rent, and the amount of rent you can take up front is capped.
- **Fair access.** It's unlawful to refuse tenants because they have children or receive benefits, and you can't unreasonably refuse a request to keep a pet.
- **New paperwork.** New tenancies need a written statement with set information. Existing tenants should have been given the government's information sheet by 31 May 2026.

If you haven't done that last one, it's worth sorting now. Councils can fine up to £7,000 for some breaches.

WHAT'S COMING: REGISTERING EVERY RENTAL PROPERTY

Every landlord in Cornwall will need to register each let property between **15 August and 14 November 2027**, at **£65 per property, every year**.

The government's new "Register your rental property" service, often called the PRS database, opens region by region from 15 December 2026. The South West, including Cornwall, is the last region to open. Registration goes by where the property is, not where you live. You can register early if you want to, and the fee is pro-rated.

Cornwall's window	Opens 15 August 2027, closes midnight 14 November 2027
Cost	£65 per property, renewed every year
What you'll provide	Your contact details; property type and bedrooms; gas safety, electrical safety and EPC details; tenancy details and the rent
Keeping it current	Most changes must be updated within 28 days
What you get	A Landlord Registration Number, plus a Property Registration Number for each let
If you don't register	Fines up to £7,000, rising to £40,000 for continued breaches or false information

Using a letting agent doesn't get you out of it. The landlord has to start the registration, although an agent can fill in some details.

Separately, a new **Landlord Ombudsman** is being set up to handle tenant complaints. Joining will be compulsory for landlords, but membership may not be required until 2028.

Sources: [Devonshires](#), [Trowers & Hamlins](#), [Strutt & Parker](#)

FURTHER AHEAD: DAMP, MOULD AND DECENT HOMES

Two property-standard changes are on the way, but neither has a firm date for private landlords yet.

- **Awaab's Law** will set legal deadlines for investigating and fixing serious hazards like damp and mould. It already applies to social housing. For private lets, the government has promised to consult first, and no start date has been announced.
- **The Decent Homes Standard** will apply to private rented homes for the first time, with council enforcement starting in 2035.

You'll see some websites claim these started in May 2026. As far as the government's published plans go, they haven't. The sensible move now is to deal with damp and mould reports quickly and keep a dated record of every report and repair. That habit will put you in good shape whatever the final rules say.

Sources: [Gowling WLG](#), [Osbornes Law](#), [Housing Today](#)

YOUR CHECKLIST

Tick these off and you'll be ready for registration and on the right side of the May changes.

- ☐ Existing tenants have the government's information sheet
- ☐ New tenancies use an up-to-date written statement, not an old fixed-term AST
- ☐ Any rent increase uses a Section 13 notice, at most once a year
- ☐ Gas safety record in date for every property (renewed every 12 months)
- ☐ Electrical safety certificate (EICR) in date (every 5 years)
- ☐ EPC in date for every property
- ☐ Deposit protected and the paperwork given to the tenant
- ☐ Smoke and carbon monoxide alarms in place and tested at the start of each tenancy
- ☐ All certificates saved in one place, ready for registration
- ☐ Damp and mould reports logged with the date and what you did
- ☐ Cornwall's registration window in your diary: 15 August to 14 November 2027

HOW KEPT PROPER HELPS

Kept Proper keeps track of every certificate and deadline for your rental, so you don't have to. We remind you 60 and 30 days before anything is due, by text, phone, email or post. On Managed plans we book the engineer and chase until the certificate is filed.

You stay in charge of your own lets. There's no percentage of your rent and no app to learn. Plans start from £15 a month per property.

Book a free compliance check: twenty minutes, no obligation, and a one-page report of what's in date, what's due and what's missing. We'll add your registration window to your calendar too. Proper job.

Book at keptproper.co.uk

THE SMALL PRINT

This guide is general information for private landlords in England, correct as of October 2026. It isn't legal advice. Rules and dates can change, so check the latest official guidance on [GOV.UK](https://gov.uk) or speak to a solicitor about your own situation.