



What are the new rules for RIA? /1

For any new tenancy after 1 May 2026 a landlord cannot require:

- a) A payment of rent in advance of a tenancy being signed, and
- b) Cannot require a payment of more than 1 month's rent in advance once it is signed

This new rule will only apply to new APTs starting on or after 1 May 2026

It does not apply to payments of rent in advance for more than 1 month that are contained in tenancy agreements signed before 1 May 2026

What are the new rules for RIA? /2

The RRA states that:

- *Landlords and letting agents must not accept a prohibited pre-tenancy payment of rent from a “relevant person”*
- *Landlords and letting agents must not “invite or encourage” a relevant person or accept an offer from a relevant person to make a prohibited pre-tenancy payment of rent*

A relevant person is defined under the Tenant Fees Act is “a tenant or a person acting on behalf of a tenant, or a guarantor”

A relevant person, however, does not include Councils. They will still be able to pay RIA and more than 1 month's RIA if for example this will help a homeless household access a PRS home

What can a landlord ask for under the RRA?

- A prospective tenant can be asked to pay a holding deposit of one week's rent and agrees to apply it to the first month's rent
- After tenant referencing the landlord agrees to let the property to tenant
- Tenant signs tenancy agreement and pays the tenancy deposit. That deposit is limited to 5 weeks rent
- Landlord signs tenancy agreement
- Tenancy agreement has now been "entered into", so this is the "permitted pre-tenancy period" when landlord can ask tenant to pay the initial rent
- Tenant pays the initial rent (less any holding deposit paid). This cannot be for more than one calendar month's rent
- The tenant then moves into the property on the 1st day of the tenancy