

Wales Landlord Compliance Pack

Jurisdiction: Wales only | **Document:** LS-W-020 v1.0

Contains: Compliance checklist + deposit guide + inventory | **Basis:** Renting Homes (Wales) Act 2016 + Fitness Regs 2022

WHAT THIS PACK IS FOR

A single pack to help a Wales landlord meet and evidence their current legal duties: a compliance checklist, a plain-English deposit-protection guide, and an inventory template. It is a self-help aid, not a substitute for checking the current rules for your property.

1 — Wales landlord compliance checklist

Tick each item once done and keep the evidence (certificates, scheme confirmations, receipts).

- ☐ Registered as a landlord with Rent Smart Wales (and licensed if you self-manage).
- ☐ Given the contract-holder a written statement of the occupation contract within 14 days.
- ☐ Provided the Renters' Rights / occupation-contract information to the contract-holder.
- ☐ Working mains-wired smoke alarms on each storey and a carbon monoxide alarm in rooms with a gas/oil/solid-fuel appliance.
- ☐ Valid Electrical Installation Condition Report (EICR) — at least every 5 years.
- ☐ Annual gas safety check and record (where there is gas).
- ☐ Valid Energy Performance Certificate (minimum band E).
- ☐ Deposit protected in an approved scheme within 30 days, prescribed information given.
- ☐ Property meets the fitness for human habitation standard.

2 — Tenancy deposit guide

In Wales a deposit taken under an occupation contract must be protected in a Welsh Government-approved scheme within 30 days, and the prescribed information given to the contract-holder.

Approved schemes

- Deposit Protection Service (DPS)
- mydeposits
- Tenancy Deposit Scheme (TDS)

Your duties

- Protect the deposit within 30 days of receiving it.
- Give the contract-holder the prescribed information about the scheme.
- At the end of the contract, return the deposit less any agreed or justified deductions, using the scheme's dispute service if you cannot agree.

Inventory & schedule of condition

Complete at the start of the tenancy with the tenant present if possible. Record the condition of each room and item, take dated photographs, and both parties sign. This protects any later deposit deductions.

Property address: _____

Date of inventory: _____

Meter readings — electricity: _____

gas: _____