

Changes to licence conditions

Rent Smart Wales has made changes to standard licence conditions. These will apply to your new licence once it has been renewed.

New and amended conditions for all licences



Fitness for human habitation (new)

You must make sure all your managed properties are [fit for human habitation](#).



HMO routine inspections to be every 6 months (amended)

HMOs let on a single contract must be inspected every 6 months in line with all other types of HMOs (previously every 12 months).



Training for limited liability partnerships changed to match corporate bodies (amended)

Where the licence is issued to a limited liability partnership, a partner must be connected as a principal to the licence and must complete training (whether or not they are directly undertaking lettings and/or management). This brings it in line with corporate bodies.



Tenant information pack (amended)

At the start of a tenancy, tenants must now be provided with a written occupation contract and an address to which they can send documents that are intended for the landlord (RHW2 form).

New condition for agent licences



Providing documents to landlords

Agents must provide landlords with any important documents relating to the tenancy, such as safety certificates and deposit information.

Other changes to licence conditions

Other changes include a new condition about working together to tackle antisocial behaviour, stronger rules on keeping your details updated, and the need to give fitness and propriety information on request.

Where can I find my licence conditions?

Licence conditions are sent to you when your licence is approved.

You can download your current licence conditions at any time from your Rent Smart Wales account.

Your current conditions will stay in place until your licence is renewed.

Find out more

Read the [Rent Smart Wales standard licence conditions](#).

Read your current licence conditions on [your account](#).

Why is a licence important?

A licence makes sure that people who let or manage property are fit and proper, let out homes that meet the minimum standards and treat their tenants professionally.

To keep a licence for its full five years, you must follow a set of licence conditions.

Standard licence conditions

Make sure you read and understand the standard licence conditions. They say you should:

- ✓ meet the minimum property standards
- ✓ have lawful management practices such as using a deposit protection scheme
- ✓ put insurances in place
- ✓ complete the right training
- ✓ give tenants the right documents at the right times
- ✓ give tenants clear arrangements for reporting repairs
- ✓ complete routine inspections

Additional conditions

Different conditions apply depending on whether you are a landlord or agent and the type of entity you are part of, such as individual, joint, corporate body, charity or trust.

The code of practice

The Rent Smart Wales code of practice sets out most of the legal requirements you must meet. It is a useful guide to make sure you get things right the first time.

Fitness and propriety

You must be deemed fit and proper before being granted a licence. If you or anyone associated with you is convicted of an offence during the period of the licence, you must notify Rent Smart Wales within 14 days of being convicted.

What happens if I don't comply?

We receive reports of non-compliance from tenants and other organisations. This could lead to you:

- being investigated
- having additional licence conditions
- losing your licence
- not being able to let or manage property