

TENANT FEES

Under the Tenant Fees Act (2019) A landlord or agent cannot require you (or anyone acting on your behalf or guaranteeing your rent) to make certain payments in connection with a tenancy in England.

They cannot require you to enter a contract with a third party for the provision for a service or for insurance or make a loan in connection with a tenancy.

From 1 June 2019, the only payments that landlords or letting agents can charge to tenants in relation to new contracts are:

- Monthly Rent
- A refundable tenancy deposit capped at no more than 5 weeks' rent, where the total annual rent is less than £50,000, or 6 weeks' rent where the total annual rent is £50,000 or above.
- A holding deposit (to reserve a property) capped at no more than 1 week's rent.
- Payments associated with early termination of the tenancy if termination is requested by the tenant.
- Payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment, or novation of a tenancy.
- Payments in respect of utilities, communication services, TV licence and Council Tax.
- Interest on rent for late payment, charged at 3% above base rate.
- Payment replacement of a lost key/security device giving access to the housing, where required under a tenancy agreement, of the actual cost incurred by the landlord or agent, including replacement keys, fobs, locks, locksmiths' attendance, and reasonable associated costs.