

CHECKLIST BEFORE MARKETING YOUR PROPERTY FOR RENT

PERMISSIONS	Yes / No
Have you registered as a Landlord with Rent Smart Wales? If No you must do this.	
If you are going to manage your property yourself do you have a Licence? If No you must undertake training and apply for your Licence via Rent Smart Wales	
For more information visit: www.rentsmart.gov.wales	
Do you have permission from your mortgage company to let the property?	
Speak to your mortgage company about your plans as they may impose restrictions, criteria etc	
If the property is leased, you will need permission from the lessor	
Do you have adequate buildings and contents insurance?	

PRESENTING YOUR PROPERTY FOR RENT	Yes / No
The property should be in good order throughout with all maintenance up to date. It should comply with the Fitness for Renting Homes (Wales) Act Human Habitation Regulations. It should be clean with no signs of damp and disrepair. Everything should be in good working order eg windows, door locks, lights, heating etc . Smoke detectors/alarms should be located on each floor and be working. and must be hard wired and interlinked. Carbon monoxide detectors are mandatory.	
The gardens should be tidy, with grass cut, borders weeded and hedges trimmed	
Prospective tenants often 'drive by' and will be put off arranging a viewing by an untidy exterior.	
The property should be in good decorative order. We recommend that walls are painted in neutral colours Carpets and flooring should be clean and undamaged	

FURNISHED OR UNFURNISHED?	Yes / No
If you decide to let your property furnished then all furniture must comply with the Furniture and Furnishings Regulations and conform to the legal fire resistant standard	
You will be responsible for the routine maintenance and repair of any items left at the property	
All appliances including garden machinery should be in good working order and serviced as necessary.	
Operating instructions/manuals for all appliances should be left at the property for the tenants	

LEGAL REQUIREMENTS AND REGULATIONS

UTILITIES All main utilities should be connected before letting. Oil tanks and LPG gas containers should be filled. Any septic tanks or cess pits should be emptied	Yes / No
KEYS There should be a minimum of 3 sets of keys provided for the property	Yes / No
Do you have an EPC (Energy Performance Certificate)? A valid EPC must be in place before your house is marketed. The rating must be a minimum of E, changing to C in 2024	Yes/ No
Do you have a current landlord gas safety certificate? The Gas Safety (Installation Use) Regulations 1998 This must have been provided by a Gas Safe engineer within the last 12 months.	Yes/No
Are your electrics safe and to current standard? The new regulations from 1 December 2022, requires all rented properties to have a satisfactory EICR report and hard wired, interlinked detectors.	Yes / No
Fire Risk Assessment Landlords have responsibilities for ensuring that their properties are safe in all aspects. Landlords should carry out risk assessments and thereafter maintain their properties to minimise fire risk. Do you have a Fire Risk Assessment? If not, an assessment should be carried out.	Yes / No
Legionnaires Disease Risk Assessment Landlords have responsibilities for combating Legionnaires Disease. Health and Safety Legislation requires that Landlords carry out risk assessments for the Legionella bacteria which causes the disease and thereafter maintain control measures to minimise the risk. Do you have a Legionella Risk Assessment? If not, an assessment must be carried out by a competent person. Do you have a Legionella Log book for the property?	Yes / No
Disability Discrimination Act 1995 and subsequent Discrimination Acts Amendments to this act came into effect in December 2006 giving a disabled person the right to ask a landlord for reasonable adjustments to a property to enable him to enjoy the property and its features as an able-bodied person could. However, it should be noted that such adjustments are temporary and can be reinstated at the end of the tenancy eg provision of a portable wheelchair ramp, changes to door handles, doorbells and taps. Such reasonable adjustments are at the landlord's expense	Yes/ No

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Taxation

Rent is taxable income and tax/ financial advice from a suitably qualified Financial advisor is essential; as is informing HMRC.

Do you or are you going to live overseas?

Finance Act 1995 introduced a system of self assessment and all overseas landlords may apply to HMRC for a Certificate of Self Assessment in order for rents to be paid over gross.

Yes/ No

Other Landlord Responsibilities

The above is not an exhaustive list and all Landlords should be aware of The Renting Homes (Wales) Act 2016 and familiar with the Equality Acts and any other Acts pertinent to Landlord and Tenants plus Statutory Instruments.

The Renting Homes (Wales) Act 2016 came into force on 1st December 2022 and the changes in housing legislation are broad and fundamental. All Landlords must make sure they are fully aware of every aspect of the new legislation. All properties must be compliant.