UK Landlord Compliance Checklist 2026

Renters' Rights Act Edition

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Core Certificates (All Landlords)

- [ ] Gas Safety Certificate — Annual. Gas Safe registered engineer. Copy to tenant within 28 days.
- [ ] EICR (Electrical Installation Condition Report) — Every 5 years. C1/C2 issues remedied within 28 days.
- [ ] EPC (Energy Performance Certificate) — Every 10 years. Minimum Band E (Band C proposals pending).
- [ ] Smoke alarms — Every floor. Tested at start of each tenancy.
- [ ] CO alarm — Every room with a fixed combustion appliance. Tested at start of each tenancy.

Renters' Rights Act — Before Serving Notice

- [ ] Gas Safety Certificate current at point of serving notice.
- [ ] EICR current, all C1/C2 remediated.
- [ ] EPC minimum Band E (or Band C when required).
- [ ] Deposit protected in an approved scheme.
- [ ] Prescribed deposit information served.
- [ ] Current How to Rent guide provided.

Tenant Move-In Documents

- [ ] Gas Safety Certificate copy.
- [ ] EICR copy.
- [ ] EPC copy.
- [ ] How to Rent guide (current version).
- [ ] Deposit protection certificate + prescribed information.
- [ ] Written tenancy agreement.

HMO Landlords — Additional Items

- [ ] HMO licence current (mandatory licensing if 5+ occupants, 2+ households).
- [ ] Local additional/selective licensing obtained (if applicable).
- [ ] Written Fire Risk Assessment (FRA) completed and reviewed.
- [ ] Interlinked smoke alarms, fire doors, emergency lighting as required.
- [ ] PAT testing if white goods/appliances provided.
- [ ] Gas Safety Certificate covers communal areas.

Track all your certificates automatically at propertycertify.uk

Automatic reminders before anything lapses — free trial, no credit card required.

This checklist is for information only and is not legal advice. Consult a solicitor if you are unsure of your obligations.