LANDLORD BRIEFING

October 2026

REGISTER YOUR RENTAL PROPERTY

A practical fact sheet for landlords in England

£65	3 MONTHS	ANNUAL
annual fee per property	regional registration window	renewal required

01 WHO MUST REGISTER?

Landlords of assured or regulated tenancies must register themselves and each property. Supported exempt accommodation is excluded where the statutory exemption applies.

02 WHEN DOES IT START?

Regional rollout begins on 15 December 2026 in the West Midlands. The deadline follows the property location, not the landlord's home or office.

03 WHAT IS REGISTERED?

Landlord or organisation details, dwelling and tenancy information, rent details, licensing information and key health and safety records.

04 WHO IS RESPONSIBLE?

The landlord must start and finish the registration. An agent or property manager may provide certain information, but responsibility remains with the landlord.

WHAT TO HAVE READY

LANDLORD

Name, DOB, address, phone and email. Company, charity, trust or representative details where relevant.

PROPERTY

Address, ownership and dwelling type, bedrooms, letting status and superior landlord/manager details.

TENANCY & RENT

Occupants, households, furnishing, licence details, rent, payment frequency and included utilities.

COMPLIANCE

Gas safety record, EICR/EIC, EPC and MEES exemption information where applicable.

ACTION NOW: review every currently let property and collate the supporting information before your regional window opens.

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REGISTRATION FLOWCHART

Use this workflow for each property in the portfolio

1

CHECK SCOPE

Is the dwelling currently let, or does it become let during the rollout period?

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2

CHECK LOCATION

Identify the region in which the property is located and note the applicable deadline.

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3

COLLATE LANDLORD DETAILS

Prepare ownership details - individual, organisation, trust or authorised representative information as applicable.

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4

COLLATE PROPERTY & TENANCY DATA

Confirm dwelling type, number of bedrooms, number of occupiers, number of households, furnishing, licence details, rent frequency and utilities information.

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5

UPLOAD COMPLIANCE RECORDS

Prepare gas safety, electrical safety, EPC and MEES exemption evidence, where applicable.

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6

START REGISTRATION

The landlord begins the process. An agent may assist with certain information.

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7

PAY & COMPLETE

Pay £65 for each property and finish before the regional deadline.

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8

RENEW ANNUALLY

Keep records current and renew each property registration every year.

VACANT PROPERTY? The published guidance says unoccupied properties do not need registration yet. Further guidance is expected before registration becomes necessary prior to marketing.

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REGIONAL ROLLOUT

Registration requirement and completion deadline by property location

REGION	REQUIREMENT STARTS	COMPLETION DEADLINE
West Midlands	15 Dec 2026	14 Mar 2027
East of England	15 Jan 2027	14 Apr 2027
East Midlands	15 Feb 2027	14 May 2027
South East	15 Mar 2027	14 Jun 2027
Yorkshire & Humber	15 Apr 2027	14 Jul 2027
North West	15 May 2027	14 Aug 2027
North East	15 Jun 2027	14 Sep 2027
London	15 Jul 2027	14 Oct 2027
South West	15 Aug 2027	14 Nov 2027

PORTFOLIO READINESS CHECK

- ☐ **List all currently let properties by region**
- ☐ **Check gas safety, electrical EICR and EPC records**
- ☐ **Confirm occupancy, household, furnishing and rent information**
- ☐ **Verify ownership and landlord/organisation details**
- ☐ **Confirm HMO, additional or selective licensing data**
- ☐ **Budget £65 per property and diarise annual renewal**

Source and status

This information is to be used as guidance and should be verified against government published data which can be found at Get ready: 'Register your rental property' service - Housing Hub