



01970 606 060

lettings@cbwpropertymanagement.co.uk

49 North Parade

Aberystwyth

Ceredigion

SY23 2JN

Company Number 12108367

VAT Number 336471301

RENT SMART WALES

Housing (Wales) Act 2014

From the 23rd of November 2016, all landlords who let properties in Wales need to register their details with Rent Smart Wales who is the licensing authority for Wales.

Landlord Licensing

If you undertake any day-to-day management of your property you will need to obtain a license. To get a license you will need to:

- Apply for a license from Rent Smart, the fees for this are £187.00 if completed online and £233.00 if completed by paper application, the license will need to be renewed every 5 years.
- You will also have to complete approved training which will require you to be a “fit and proper person” and will require you to comply and adhere to a landlord code of practice. Which can be found at <https://www.rentsmart.gov.wales/en/>

If you are unable obtain a landlord license or would rather not go through the process you will need to instruct a licensed letting agent to manage the property on your behalf. However, you must still register your details as follows: -

- Register yourself on the Rent Smart Wales website.
- Pay a fee for a new registration of £45.00 if completed online and £84.00 if completed by paper application, this will need to be renewed every 5 years, the current renewal fees are £36.00 online and £67.20 for paper application. For further guidance please refer to the following link. <https://www.rentsmart.gov.wales/en/>
- Keep property and personal information up to date and logged correctly.

Failure to comply could result in, prosecutions, fixed penalty notices, rent stopping orders, rent repayment orders, and restrictions on terminating tenancies.

You must agree to register with Rent Smart Wales and comply with all requirements set out by them under the Housing (Wales) Act 2014. Where an unlicensed landlord undertakes letting and/or management activities, CBW Property Management LTD must report this to

Rent Smart Wales within 14 days of receiving this information. This may lead to enforcement action been taken against yourselves.