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The Renters' Rights Act

Landlord guide

Private Rented Sector (PRS) database - What you need to know

Key dates at a glance

15 December 2026
Registration opens in the West Midlands

14 March 2027
West Midlands registration deadline

14 November 2027
All landlords actively letting property in England must be registered

What is the PRS database?

A new national register requiring all private landlords in England to register themselves and each rental property they let. It forms part of Phase 2 of the Renters' Rights Act (2025) reforms.

The aim is to:

- Improve transparency in the rental sector
- Ensure landlords meet legal standards
- Provide tenants with clearer information

What information will you need to provide?

- Your legal name and contact details
- Property address
- Property type and occupancy details
- Safety compliance information (e.g. gas, electrical, smoke alarms)
- Whether the property is licensed (e.g. HMO)

Who needs to register?

All private landlords actively letting property in England. This includes:

- Individual landlords
- Companies
- Portfolio landlords

Letting agents cannot register on behalf of landlords.

Advertising requirements

Once registered, you must include your unique registration number on all rental advertisements. This applies to:

- Online listings
- Printed adverts
- Social media posts

Enforcement and penalties

Failure to register may result in:

- Civil penalties
- Enforcement action
- Restrictions on letting

Local authorities will have access to the database and can take action where landlords fail to comply.

Registration fees

£65 **Per property Per year**

Payable annually and applies to each rental property.

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Regional rollout

Registration is being introduced across England in stages.

Region	Opens	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 and Humber	15 Apr 2027	14 Jul 2027
North West	15 May 2027	14 Aug 2027
North East	15 Jun 2027	14 Sept 2027
London	15 Jul 2027	14 Oct 2027
South West	15 Aug 2027	14 Nov 2027

How to prepare now

- Check the region where each rental property is located.
- Note the registration opening date.
- Ensure your property meets legal standards.
- Prepare documentation and review compliance requirements in advance of the database opening.
- Sign up to the Government's alert service GOV.UK Alerts to receive notifications when new guidance is published.

Need advice?

If you are a landlord and would like advice on how the Renters' Rights Act and PRS Database affect you, please contact our Landlord Financing & Conveyancing team at **info@lawblacks.com**