

What is the Tenant Fees Act?

The Tenant Fees Act is a new legislation which went live in England on June 1st 2019 which stops landlords and housing agencies charging tenant admin fees.

These fees include:

- ✓ AML Checks
- ✓ Credit Check Fees
- ✓ Renewal Fees
- ✓ Referencing Fees



Citizens Advice stated the average total of these charges was approximately

£4000

All of these costs must now be met by the landlord.

The only fees a **landlord** can charge to a tenant are:

- 1 Rent payable for contract length
- 2 Tenant default charges such as replacing lost keys or late rent payments
- 3 Utilities, Council Tax, TV license (or any other bills) included in the tenancy
- 4 Changes to tenancy agreement requested by the tenant, capped at £50 or reasonable costs
- 5 A refundable deposit capped at 5 weeks rent of the annual rent if less than £50,000. 6 week's rent if the annual rent is more
- 6 A refundable deposit to reserve the property capped at no more than 1 week's rent



What penalties will apply?

Breaching this legislation can result in a fine of up to £5,000. If a further breach is committed within 5 years of the original breach, this is a criminal offence.

A criminal offence can result in a further fine of £30,000 or a prosecution.



Learn more about Creditsafe's cost-effective Credit and AML checks today and minimise overhead costs.

