HOUSE OF LETTINGS

YOUR PROPERTY, OUR PRIORITY

ENGLAND | 2026-2027

LANDLORD REGISTRATION MADE SIMPLE

A concise guide to the new Register your rental property service, including key dates, fees, responsibilities and what to prepare.

THE ESSENTIALS

Registration begins 15 December 2026, rolling out by region. The annual service fee is £65 per property. Landlords must initiate registrations and remain legally responsible.

About this guide

An independent summary prepared by House of Lettings using official UK Government guidance. It is not a government publication or a substitute for legal advice. Use the GOV.UK links on page 4 for the complete rules and updates.

Read the official government guidance

What landlords need to know

WHO

Private landlords letting properties in England under assured or regulated tenancies must register, subject to specified exemptions, including supported exempt accommodation.

HOW

Use GOV.UK One Login, register yourself and each property, and pay the government fee. Paper-based registration will be available if you cannot use the digital service.

AGENT SUPPORT

A letting agent may provide certain tenancy and compliance information after the landlord starts registration. Legal responsibility remains with the landlord.

FEES & RENEWAL

£65 per property annually (VAT not charged). Fees are adjusted during the regional rollout. There is no charge for landlord registration or record updates.

DOCUMENT COMPLETION

Certain outstanding tenancy and safety information can be added within 28 days after property registration. Failure to complete it may deactivate the registration.

REGIONAL REGISTRATION WINDOWS

REGION	START	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

Important: Deadline follows the rental property’s location, not the landlord’s home address. Check GOV.UK for exemptions, future requirements for vacant properties and advertising numbers.

Your pre-registration checklist

Have the following information ready. This is a quick-reference summary, not the full statutory information list; some requirements depend on the landlord or property type.

01 LANDLORD DETAILS

Individual: full name, date of birth, residential address, telephone and email. Organisation: legal name/type, address, contact details and applicable Companies House, charity, director or trustee details.

02 PROPERTY DETAILS

Property address, ownership and dwelling type, number of bedrooms, whether currently let, and landlord correspondence address in England or Wales. Where applicable, freeholder, superior landlord and property manager contact details.

03 TENANCY AND RENT

Number of occupants and households; furnished status; HMO, additional or selective licensing details if applicable; rent charged, payment frequency and any utilities included.

04 EXISTING SAFETY DOCUMENTS

Gas safety record if the property has gas; Electrical Installation Condition Report (EICR) or appropriate Electrical Installation Certificate (EIC); and the most recent Energy Performance Certificate (EPC), where applicable.

05 SPECIAL CIRCUMSTANCES

Where applicable: MEES exemption information; EPC expiry/current tenancy start date; and legal authority documents for a representative, deputy, trustee, administrator or other authorised third party.

These are existing compliance records, not newly created certificates solely for registration. Their underlying legal requirements still apply independently of the new service.

Check the full official information and document requirements

Official guidance & next steps

For a comprehensive explanation or any changes after publication, use these official government sources. All titles below are clickable in the PDF.

Landlord registration: full GOV.UK guidance

Complete checklist and regional deadlines

Official guidance for letting agents

Renters' Rights Act information for landlords

Remember: During rollout, occupied properties must be registered by the applicable regional deadline. Future rules will also cover unoccupied properties before advertising.

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FREE RENTAL VALUATION

NOVEMBER 2026 LANDLORD OFFER: 50% OFF

Enquire about selected landlord service package fees. Offer eligibility, scope and terms to be confirmed in your written quotation. The government registration fee and third-party costs are excluded.

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Manchester: 0161 768 1758 | Leeds: 0113 868 9212

info@houseoflettings.co.uk

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