

2015 No. 1826 (W. 266) (C. 114)

HOUSING, WALES

**The Housing (Wales) Act 2014
(Commencement No. 4) Order 2015**

EXPLANATORY NOTE

(This note is not part of the Order)

This Order brings into force, on 23 November 2015, certain provisions of Part 1 of the Housing (Wales) Act 2014 (“the Act”). Part 1 of the Act relates to the regulation of private rented housing. Part 1 includes a requirement, which is subject to exceptions, for landlords of dwellings let, or to be let, under domestic tenancies, to register with the designated licensing authority. Similarly, agents of landlords and landlords who are engaged in letting or managing such dwellings are required to apply to the licensing authority for a licence.

The provisions which come into force on 23 November 2015 will allow for landlords to be registered further to submitting necessary information to the licensing authority, and for both landlords and agents to make applications for licences to the licensing authority. In relation to licences, any related appeal against the decision of the licensing authority will be to a residential property tribunal. The licensing authority will have the powers to process submitted information, register landlords and to determine licence applications. The supply of false or misleading information to the licensing authority constitutes an offence.

NOTE AS TO EARLIER COMMENCEMENT ORDERS

(This note is not part of the Order)

The following provisions of the Act have been brought into force to their fullest extent (unless indicated otherwise) by commencement orders made before the date of this Order:

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. Number</i>
Sections 2 to 3 (partially)	1 December 2014	2014/3127 (W. 316)
Sections 5 to 8 (partially)	1 December 2014	2014/3127 (W. 316)
Section 10 (partially)	1 December 2014	2014/3127 (W. 316)
Section 12 (partially)	1 December 2014	2014/3127 (W. 316)
Sections 14 to 16 (partially)	1 December 2014	2014/3127 (W. 316)
Sections 19 to 21 (partially)	1 December 2014	2014/3127 (W. 316)
Section 23 (partially)	1 December 2014	2014/3127 (W. 316)
Section 29 (partially)	1 December 2014	2014/3127 (W. 316)
Section 34 (partially)	1 December 2014	2014/3127 (W. 316)
Sections 40 to 42 (partially)	1 December 2014	2014/3127 (W. 316)
Section 46 (partially)	1 December 2014	2014/3127 (W. 316)
Section 49 (partially)	1 December 2014	2014/3127 (W. 316)

Section 50 (partially)	1 December 2014	2014/3127 (W. 316)
Section 50 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 51 to 56	27 April 2015	2015/1272 (W. 88)
Section 57 (partially)	1 December 2014	2014/3127 (W. 316)
Section 57 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 58	27 April 2015	2015/1272 (W. 88)
Section 59 (partially)	1 December 2014	2014/3127 (W. 316)
Section 59 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 60 to 63	27 April 2015	2015/1272 (W. 88)
Section 64 (partially)	1 December 2014	2014/3127 (W. 316)
Section 64 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 65 to 71	27 April 2015	2015/1272 (W. 88)
Section 72 (partially)	1 December 2014	2014/3127 (W. 316)
Section 72 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 73 to 74	27 April 2015	2015/1272 (W. 88)
Section 75(1),	27 April 2015	2015/1272

(2) and (4)		(W. 88)
Sections 76 to 77	27 April 2015	2015/1272 (W. 88)
Section 78 (for the purpose of making Orders, Regulations and Directions)	1 December 2014	2014/3127 (W. 316)
Section 78(2)	27 April 2015	2015/1272 (W. 88)
Section 79	27 April 2015	2015/1272 (W. 88)
Section 80 (partially)	1 December 2014	2014/3127 (W. 316)
Section 80 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 81 (partially)	1 December 2014	2014/3127 (W. 316)
Section 81 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 82 to 85	27 April 2015	2015/1272 (W. 88)
Section 86 (partially)	1 December 2014	2014/3127 (W. 316)
Section 86 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Sections 87 to 94	27 April 2015	2015/1272 (W. 88)
Section 95 (partially)	1 December 2014	2014/3127 (W. 316)
Section 95 (for all remaining	27 April 2015	2015/1272 (W. 88)

purposes)		
Sections 96 to 97	27 April 2015	2015/1272 (W. 88)
Section 98 (partially)	1 December 2014	2014/3127 (W. 316)
Section 98 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 99 (partially)	1 December 2014	2014/3127 (W. 316)
Section 99 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Section 100	27 April 2015	2015/1272 (W. 88)
Sections 101 to 102	25 February 2015	2015/380 (W. 39)
Section 105	25 February 2015	2015/380 (W. 39)
Section 106 (partially)	1 December 2014	2014/3127 (W. 316)
Section 106 (for remaining purposes)	25 February 2015	2015/380 (W. 39)
Section 107 to 110	25 February 2015	2015/380 (W. 39)
Sections 111 to 128	1 December 2014	2014/3127 (W. 316)
Section 130 and Part 3 of Schedule 3	1 December 2014	2014/3127 (W. 316)
Section 131(4)(c)	1 December 2014	2014/3127 (W. 316)
Section 137	1 December 2014	2014/3127 (W. 316)
Section 140	1 December 2014	2014/3127

		(W. 316)
Section 141 and Part 5 of Schedule 3	1 December 2014	2014/3127 (W. 316)
Section 144	1 December 2014	2014/3127 (W. 316)
Schedule 2 (partially)	1 December 2014	2014/3127 (W. 316)
Schedule 2 (for remaining purposes)	27 April 2015	2015/1272 (W. 88)
Part 1 of Schedule 3	27 April 2015	2015/1272 (W. 88)
Part 2 of Schedule 3	25 February 2015	2015/380 (W. 39)

See also section 145(1) of the Act for the provisions which came into force on the day the Act received Royal Assent and section 145(2) for those provisions which came into force 2 months after the Act received Royal Assent.

2015 No. 1826 (W. 266) (C. 114)

HOUSING, WALES

**The Housing (Wales) Act 2014
(Commencement No. 4) Order 2015**

Made

21 October 2015

The Welsh Ministers, in exercise of the powers conferred on them by section 145(3) of the Housing (Wales) Act 2014(1), make the following Order.

Title, application and interpretation

1.—(1) The title of this Order is the Housing (Wales) Act 2014 (Commencement No. 4) Order 2015.

(2) This Order applies in relation to Wales.

(3) In this Order, “the Act” (“*y Ddeddf*”) means the Housing (Wales) Act 2014.

Day appointed

2. The day appointed is 23 November 2015 for the following provisions of the Act to come into force insofar as those provisions are not already in force—

- (a) section 1 (overview of this Part);
- (b) section 2 (meaning of key terms);
- (c) section 3 (licensing authority);
- (d) section 14 (duty to maintain register in relation to rental properties) and Schedule 1 (register of private rented housing);
- (e) section 15 (registration by a licensing authority);
- (f) section 16 (duty to update information);
- (g) section 17 (revocation of registration);
- (h) section 18 (licences that may be granted);
- (i) section 19 (licence application requirements);
- (j) section 20 (fit and proper person requirement);
- (k) section 21 (determination of application);

(1) 2014 anaw 7.

- (l) section 22 (licence conditions);
- (m) section 23 (duty to update information);
- (n) section 24 (amendment of licence);
- (o) section 25 (revocation of licence);
- (p) section 26 (expiry and renewal of licence);
- (q) section 27 (licensing appeals);
- (r) section 36 (requests for information from authorities and use of information by authorities);
- (s) section 37 (power to require documents to be produced or information given);
- (t) section 38 (enforcement of powers to obtain information);
- (u) section 39 (false or misleading information);
- (v) section 45 (landlords who are trustees);
- (w) section 47 (information about applications);
- (x) section 48 (giving notification etc. under this Part); and
- (y) section 49 (interpretation of this Part and index of defined terms).

Lesley Griffiths

Minister for Communities and Tackling Poverty, one
of the Welsh Ministers

21 October 2015