

# Right to Rent Checks for landlords & Tenants

## It is a legal requirement to thoroughly check a tenant's right to rent a property in the UK.

All prospective tenants over 18 years of age must be checked.

We have technology that enables us to quickly check a tenant's eligibility but it's also important that either you or your agent meets the tenant in person before keys to the property are released.

Right to Rent was introduced under the Immigration Act 2014 and it is really important for both tenants and landlords to understand the implications of this act. It places restrictions on illegal immigrants accessing rented accommodation in England by making all adult occupants prove they are in the UK legally before being granted a tenancy. This is done through a process called a Right to Rent check.

### What is a Right to Rent check?

This is when a prospective adult occupant of a rental property shows their identity documents in person to a landlord or letting agent. The landlord/letting agent must take a copy of the documents seen, and record the check being completed. If a tenant has a time limited right to rent (e.g. a visa or Biometric Residency Permit with an expiry date) then the check must be done within 28 days of the tenancy start date and the visa must be valid for the proposed tenancy start date.

### What are the landlord's/agent's responsibilities?

The landlord/agent must check all adult tenants who will be living in the property as their main residence. All tenants must provide their original documents, thus proving they have the right to be in the UK. Check the original documents with the tenant physically present and ensure they are valid.

Make copies of the original documents and record when the check was completed.

Conduct follow up checks at the appropriate time (e.g. repeat the check when a tenant's visa expires) If follow up checks reveal that an occupant in a rental property no longer has a valid 'Right to Rent' then the landlord/lettings agent must report that person to the Home Office.

### What documents are acceptable?

Acceptable documents that a tenant can use to demonstrate their identity and Right to Rent are dependent on their nationality.

#### Options for British citizens are:

combination of valid UK driving licence & original UK birth certificate  
or a valid passport.

#### Options for all other nationalities are:

valid EEA\*/Swiss national ID card (after 30th June 2021 a visa or proof of settlement status granted may be required) - combination of passport and valid visa or Biometric Residence Permit (BRP)  
Countries in the EEA are: Austria, Belgium, Bulgaria, Croatia, Republic of Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain & Sweden

### If I don't have my documents what are the consequences?

Occupation of a rental property is conditional of all adult occupants demonstrating a valid Right to Rent prior to the tenancy starting. This can be carried out by DG Property Consultants. If any adult occupant fails to present themselves and their original documents proving a valid Right to Rent then all occupants may be denied access to the rental property until this requirement is satisfied.

### Further information about Right to Rent.

Right to Rent checks have been introduced as part of wider Government reforms to the immigration system. For more information visit the [Home Office website](#).