

# Landlord and Tenants - UPDATE!

The Residential Tenancy (Jersey) Amendment Law 2025 is coming into force on 15 April 2026!

If you are a landlord or a tenant, it is important to be aware of these changes, as they will almost certainly affect you. Even if you currently have a fixed-term tenancy in place, the new regime is likely to become relevant in due course. Understanding the changes at an early stage will help ensure you are prepared, whatever your position.

## When does it come into force?

### 15 April 2026

The Residential Tenancy (Jersey) Amendment Law 2025 (the *Amendment Law*) will come into force on 15 April 2026, introducing significant reforms to Jersey's residential tenancy regime. The changes are intended to modernise the existing framework, enhance tenant protections, and provide greater clarity and structure for both landlords and tenants.

## Key Changes

### 1. Security of tenure

The Amendment Law strengthens tenants' protection against eviction by requiring landlords to rely on defined statutory grounds for termination. Landlords retain the ability to recover possession, but only in prescribed circumstances.

### 2. Rent regulation

A more structured regime for rent increases is introduced, including:

- restrictions on the frequency of increases;
- mandatory notice requirements; and
- safeguards against excessive or unfair increases.

### 3. Rent Tribunal

A new Rent Tribunal will be established, enabling tenants to challenge proposed rent increases. The Tribunal will have the power to approve, vary, or reject such increases.

### 4. Statutory grounds for termination

For the first time, the Law sets out clear grounds on which a landlord may terminate a tenancy, including sale, redevelopment, landlord or family occupation, and tenant-related breaches.

## 5. Prescribed notice periods

Notice periods will depend on the ground for termination and the duration/type of tenancy.

*The table below provides an indicative summary for guidance only:*

| <b>Ground</b>                                      | <b>Indicative Notice Period</b>               |
|--|---|
| Sale, redevelopment, or landlord/family occupation | 3 or 6 months (depending on tenancy duration) |
| Regulatory circumstances                           | 3 months                                      |
| Tenant breach / uninhabitable property             | 1 month                                       |
| Serious misconduct (e.g. anti-social behaviour)    | 7 days  |

## 6. Application to tenancy types

Certain termination grounds apply only to periodic tenancies. Fixed-term tenants will generally retain the right to occupy the property for the full agreed term.

## Scope and Transitional Arrangements

- Fixed-term tenancy agreements entered into before 15 April 2026 will continue to be governed by the existing 2011 Law until expiry.
- Any renewal, extension, or new agreement from that date will be subject to the Amendment Law.
- All existing periodic tenancies will automatically fall within the new regime from 15 April 2026.

## Practical Implications

- **Landlords** should review template agreements, notice procedures, and rent review practices to ensure compliance.
- **Tenants** will benefit from increased certainty, particularly in relation to eviction protections and rent increases.
- Both parties should prepare for the introduction of the Rent Tribunal and its potential impact on rent-setting practices.

## Conclusion

The Amendment Law represents a significant reform of Jersey's tenancy framework, introducing greater structure and transparency while balancing enhanced tenant protections with clearer statutory rights for landlords.

For any guidance or support with these changes, our dedicated property team is here to help.

### Get in touch

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