

# Right to Rent and Tenant Verification

Right to Rent Guidance

## **What is the Right to Rent?**

Right to Rent was introduced under the Immigration Act 2014. Private landlords and agents must obtain and check documentation from all tenants, lodgers and any other adult occupants who will be living in the property to 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 agent. The landlord or agent must take a copy of the documents seen, and record the check being completed and compliant. 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 live in the property as their only or main home
- Ask tenants for the original documents that show 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) and 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:

For British citizens:

- Passport – showing that the holder is a British Citizen, or a citizen of the UK and Colonies having the 'right of abode' in the UK
- Both, a valid UK driving licence & original UK birth certificate

For all other nationalities:

- valid EEA/Swiss national ID card (after 30th June 2021 a visa, e-visa or proof of settlement status granted will be required)
- combination of passport and valid visa or Biometric Residence Permit (BRP)

## **What are the consequences of not carrying out a Right to Rent check?**

Occupation of a rental property is conditional on all adult occupants demonstrating a valid Right to Rent prior to the tenancy start date. This can be done through Mainstay Lettings. If any adult

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occupant fails to present themselves and their original documents proving a valid Right to Rent then occupants may be denied access to the rental property until this requirement is satisfied.

A landlord or agent can get an unlimited fine or be sent to prions for rent property to someone who is not allowed to stay in the UK

Want to know more? Right to Rent checks have been introduced as part of wider Government reforms to the immigration system. For more information visit the [Gov.uk site](#)