

# Section 13 Rent Increase

Letting Agent Compliance Checklist · Renters' Rights Act 2025

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## Checklist

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### ■ 1. Use the prescribed Form 4

Must use the official "Landlord's notice proposing a new rent under an Assured Periodic Tenancy" (Form 4). Custom letters do not satisfy the statutory requirement.

### ■ 2. Give at least 2 months' notice

Under the Renters' Rights Act 2025 the minimum notice period is 2 months. The old 1-month minimum no longer applies.

### ■ 3. Confirm the 12-month rule is met

Rent cannot be increased within 12 months of the tenancy start date, or within 12 months of the last Section 13 increase.

### ■ 4. Proposed rent does not exceed market rent

The new rent must not exceed the prevailing open market rent for the property. If it does, the tenant can challenge at the First-tier Tribunal.

### ■ 5. Serve on all joint tenants

Where there is more than one tenant, the notice must be served on each of them. Serving one joint tenant only is not valid.

### ■ 6. Choose a valid service method

Serve by personal delivery, first class post to the tenancy address, or by email if the tenant has previously agreed to receive notices electronically.

### ■ 7. Specify the correct effective date

The increase can only take effect from the first day of a new rental period. Check the tenancy agreement and calculate the correct date.

### ■ 8. Do not use a contractual rent review clause

Once a tenancy has become periodic, contractual rent review clauses do not apply. Section 13 is the only valid route to increase rent.

### ■ 9. Retain proof of service

Keep a copy of the completed Form 4 and evidence of service (e.g. proof of posting, delivery confirmation, or read receipt if served by email).

### ■ 10. Advise the tenant of their right to challenge

The tenant has 2 months from the date of the notice to refer it to the First-tier Tribunal (Property Chamber) if they dispute the proposed rent.

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## Key dates & penalties

Item	Rule	Notes
RRA 2025 in force	<b>June 2025</b>	<i>New tenancy rules apply from this date</i>
Minimum notice period	<b>2 months</b>	<i>Up from 1 month under the old rules</i>
Tenant challenge window	<b>2 months</b>	<i>From date of Form 4 to refer to First-tier Tribunal</i>
Max rent increase	<b>Market rent</b>	<i>Tribunal can reduce if above open market level</i>

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