REGISTER YOUR RENTAL PROPERTY SERVICE

LANDLORD GUIDE

Your Essential Handbook for Compliance

Overview & Registration

The Renters' Rights Act requires private landlords to register themselves and privately let properties in England on the Register your rental property service.

You will register with the service using GOV.UK One Login and will have the option of verifying your identity. If you do not have digital access, you can register through a paper-based system. Registration on a regional basis will begin from 15 December 2026.



John German

Proudly Supporting Landlords

Who Needs to Register

If you are a private landlord that is renting out a property in England that is currently occupied by tenants on an assured or regulated tenancy, you must register.

This includes organisations acting as private landlords.

Registration exceptions
You do not need to register if you operate a tenancy that is included in the meaning of supported exempt accommodation set out in Section 12 of the Supported Housing (Regulatory Oversight) Act 2023.

Individual landlords
Operating individually, as a sole trader, or as part of a partnership with one or more other people. When you register, you will have to provide details about yourself and contact information.

Shared Landlord Responsibility

If you rent out a property with one or more other landlords, in a joint landlord arrangement, each landlord must register. One of the joint landlords must register the property and invite all other joint landlords to the property registration.

If you own part of a rental property and are entitled to possession of it, you must register as a joint landlord. This applies even if you are not named on the tenancy agreement as a landlord.

Organisation Landlord

Any organisation renting out properties is an organisation landlord, including:

- companies
- charities
- trusts
- limited liability partnerships
- Scottish partnerships

Registering an Organisation Landlord

When you register as an organisation landlord, you will have to provide details including:

- information about directors, trustees and other members of the governing body (where no Companies House number has been provided)
- a contact for the organisation
- your Companies House number (if applicable)
- your charity commission number (if applicable)

Anyone from your organisation can register the organisation as a landlord. Once registered, they will be able to add other team members. Team members will be able to register and update properties.

Partnerships

All members of English business partnerships who rent out property together must register as individuals and follow the guidance for joint landlords.

Limited liability partnerships (LLPs) and Scottish partnerships must register as organisations and provide details of all partners.

WHEN SHOULD YOU REGISTER

The Government is rolling out the service regionally. Each region has a 3-month registration period during the rollout. You must register your occupied properties located in each region by the region's end date.

You can register your rental properties before their region's start date. This means that if you have properties in multiple regions, you can register them at the same time, providing none are registered after their region's end date.

Region Registration Periods

Region	Start Date	End Date
West Midlands	15 December 2026	14 March 2027
East of England	15 January 2027	14 April 2027
East Midlands	15 February 2027	14 May 2027
South East	15 March 2027	14 June 2027
Yorkshire & Humber	15 April 2027	14 July 2027
North West	15 May 2027	14 August 2027
North East	15 June 2027	14 September 2027
London	15 July 2027	14 October 2027
South West	15 August 2027	14 November 2027

Use your property's postcode to check the relevant council. To check the region of your local council, please see:
Regions of England and their local councils (PDF, 91.2 KB, 5 pages).

Registering Occupied & Unoccupied Properties

During the rollout, 15 December 2026 to 14 November 2027, you will only have to register properties that are currently under let, or which become let during this period. In the future, you will be required to register unoccupied properties before marketing or advertising them.



Including Landlord & Rental Property Numbers in Adverts

In the future it will be a requirement to include landlord and rental property numbers when advertising a property. This will apply to all property advertisements once the requirement comes into force.

We can include landlord or rental property numbers when advertising a property now.
The Government will update guidance before the requirement takes effect.

Houses in Multiple Occupation (HMOs)

If you rent out a property with a HMO licence you should do one registration for the whole property. You do not need to register each room individually.

Property Registrations

To register a property, you will have to provide:

- property details (for example address, number of bedrooms, current rental status)
- a correspondence address in England or Wales
- contact details for any managing agents, superior landlords and freeholders

You can then pay your property registration fee and be given a rental property number.
You will be asked to provide further information about the property including:

- evidence of gas safety certificate (if the property has a gas supply)
- evidence of electrical safety certificate
- evidence of Energy Performance Certificate
- information about the tenancy including rent
- any licences, such as a house in multiple occupation (HMO) or other licences

You can provide this information at the same time as your property details, or you can submit your registration and provide any outstanding information within 28 days.

If you do not provide outstanding information within 28 days, your property registration may be deactivated.
This may result in you being in breach of the requirement to have an active property registration if your property is rented out.
Your landlord registration will also be deactivated if you have no active properties on the service.

Delegating to a Letting or Managing Agent

You must start the registration, and you are responsible for meeting the registration requirements. Once you have the property registration number and the property is occupied, you can ask John German to provide tenancy and health and safety information. As a landlord you are responsible for ensuring that the property record is completed within 28 days of registering it, even if you have delegated to John German.

Third Parties

Under some circumstances a third party may be able to register or update a property for you. This is permitted in certain cases such as when:

- a landlord has died or is incapacitated
- a possession restriction is in place when a mortgage provider requires court-order possession of an unregistered property
-

As a landlord you remain legally responsible for registering and updating your properties in the service, unless the third party has become the legal landlord in your place.

Our Fees

The annual service fee is £65 per property. This fee is not subject to VAT. The fee will support the cost of operating the service and tackling non-compliance in the private rented sector. You will pay when you register each property and then annually to keep your properties on the service. You will not be charged for:

- your landlord registration
- any updates you make to your landlord or property records

The service fee is tax-deductible, you should review the relevant HMRC guidance when you submit your tax return.

You must register and pay the service fee during the regional registration period for your properties.

During the roll out, the fee you pay will be adjusted (pro-rated), because some landlords will need to register before others. Your fee will be adjusted to disregard any days before 15 November 2027, the date from which all landlords will be required to be registered.

Annual Renewal

Your renewal date for all properties that you register will be 1 year from when you registered your first property. This means all properties that you register will have the same renewal date. For example, if you register a second property 2 months after you registered your first property, the second property would have the same renewal date as the first property.

Calculating the fee

The formula the service uses is:

(fee / year_length) * (remaining_days - free_days)

Where:

- fee = fee per year, £65
- year length = days between previous renewal date and next renewal date, 365 or 366, depending on whether it is a leap year
- free_days = days until the next renewal date
- free_days = days until charging starts, during the rollout period any days before 15 November 2027 will be deducted

The first half of the formula calculates the cost per day, and the second half calculates the number of days left until the renewal period.

If the final figure has more than 2 decimal places, it will always be rounded down.

Example: 25 June 2027

If a landlord registers a property on 25 June 2027, their first annual renewal date will be 25 June 2028. The figures to calculate the adjusted fee are:

- annual fee: £65
- year length: 366
- days between the 2 renewal dates: 366
- free days: 143

(65/366)*(366-143) = 39.6038...

The landlord would pay £39.60.

Penalties & Enforcement

You may be subject to penalties of up to £7,000 for failing to register yourself and your property on the service.

You may be subject to penalties of up to £40,000 for knowing or recklessly providing false or misleading information to the service or have committed continuing or repeated breaches of certain requirements relating to the service.

John German can also be fined if anything submitted on your behalf is false or misleading.

Your local authority may take enforcement action if you do not comply with the service requirements.

From the 15 December 2026, tenants will be able to apply for Rent Repayment Orders (RROs) where a landlord has knowingly or recklessly provided false or misleading information to the service or has committed continuing or repeated breaches of certain requirements relating to the service.

However, RROs will only become available to tenants once the registration period for the area their property is located within opens.

More information can be found in Section 98 of the Renters' Rights Act.
Any RRO applications will be reviewed by the First-tier tribunal.

Updating Your Registration

You or your agent must update any information that changes or expires within 28 days of that change or expiration. This includes your personal information and information about the property such as occupancy or safety certificates.

You will not be charged to update your landlord and property records. John German can do this on your behalf if you have instructed us to do it and signed the relevant contract.

Landlords with Banning Orders

Landlords who are subject to live banning orders may not be permitted to register on the service, depending on the conditions of the banning order.

Continued Improvement

The service will continue to be developed with new features and improvements being added. The Government will contact registered landlords if there are important changes or additions to the service, including updates to the privacy notice.

More Information & Support

How the service will use your data

Currently your landlord and property information will not be shared publicly. However, in the future, some information about you and your rental property may be viewable to the public. We may also share information with other agencies where we are required or permitted to do so by law.

We will provide a privacy notice explaining how your data will be used and shared. We will update it before any changes to data use or sharing take effect.

Get support with your registration

When the service is live you will be able to contact the service for:

- support completing your registration
- a paper-based application

Who runs the service

The Ministry for Housing, Communities and Local Government will oversee and operate Register your rental property.

ADDITIONAL SERVICE FOR OUR JOHN GERMAN FULLY MANAGED LANDLORDS

Peace of mind & less hassle for just £12 per month per property

It is completely optional for a Landlord to use their letting agent to upload the property details and safety certificates. Should you wish to have peace of mind and less hassle, John German offers this service for just £12 per month per property. We will continually monitor and upload any changes when they happen so you don't have to.

Please note an additional contract needs to be signed for us to provide this service for you.

Our Expert Team



For more information contact:

lettings@johngerman.co.uk

Ashbourne
01335 340738

Ashby de la Zouch
01530 567000

Barton under Needwood
01283 515123

Burton upon Trent
01283 515123

Derby
01332 293493

East Leake
01509 238123

Lichfield
01543 414323

Loughborough
01509 238123

Stafford
01785 236610

Uttoxeter
01889 561750

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