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# Residential Tenancy Law Changes:

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## What Landlords and Tenants Need to Know

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The States Assembly approved amendments to the Residential Tenancy (Jersey) Law 2011 in September 2025. These changes which are due to come into force on the 15<sup>th</sup> April 2026 introduce new rules affecting tenancy agreements, notice periods, rent increases and landlord responsibilities. This guide summarises the key points most likely to affect landlords and tenants. Full guidance can be found on the Government web site: [Tenant and landlord rights](#)

## Which Properties Are Covered?

The law applies to self-contained residential units (homes with their own kitchen, bathroom, sleeping space and toilet).

The law does not currently apply to the following:

- Lodging houses with shared facilities
- Most employer-provided staff accommodation
- Commercial property without self-contained residential units
- Other non-self-contained accommodation

## Key Changes at a Glance

Change	What It Means in Practice
Rolling fixed-term leases will end	Only one Initial Fixed-Term tenancy (up to 3 years) may be agreed. After this, the tenancy will normally become periodic (open-ended).
Regaining possession will take longer without a specific reason	Landlords must normally give 12 months' notice to end a periodic tenancy without grounds. e.g. Shorter notice periods are allowed where specific grounds apply (e.g. selling the property, major renovations, etc).
Break clauses may become more important	Fixed-term leases may include break clauses allowing either party to end the tenancy during the term if conditions are met.
Tenants retain flexibility to leave	Tenants can usually end a periodic tenancy with one month's notice.
Rent increases become more regulated	Rent may normally only increase once per year with at least two months' written notice and usually by no more than the RPI.

Rent increases can be challenged	Tenants may challenge rent increases through the new Rent Tribunal if they believe the increase is unlawful.
Stricter notice requirements	Notices must be written and clearly state the legal basis and end date. 1-year notice without grounds. Shorter notice for specific legal grounds. Range: 7 days - 6 months
Tenancy agreements must be clearer	Leases must specify responsibilities for utilities, repairs, landlord contact details, insurance and any early termination fees.
Additional administrative duties for landlords	Landlords must maintain building insurance and provide payment receipts if requested
Rules if a property becomes uninhabitable	If a property cannot be occupied due to events such as fire or flood, rent will generally not be payable from the date the property becomes uninhabitable.

## Existing Tenancies

Existing fixed-term tenancies will normally continue under the current law until the end of the fixed term. After that point, the tenancy may convert to a periodic tenancy or a new (one-off) fixed term (up to three years) may be agreed.

Tenancies that are already periodic when the law comes into force will automatically continue under the new rules, the new notice periods.

## What Landlords Should Consider Now

- Review current tenancy agreements before the new Law comes in
- Plan ahead for longer notice periods
- Consider future plans for properties (sale, renovation, or moving back in)
- Ensure new leases are clear and compliant with the new requirements



**Contact Our Team for Advice**