

Under the Tenant Fees Act 2019, landlords and letting agents can only charge specific **PERMITTED PAYMENTS**, all other fees are prohibited.

What fees can be charged?

From 1 June 2019 when the Tenant Fees Act came into force, the only payments that landlords or letting agents have been able to charge to tenants in relation to new contracts in England are 'permitted fees'. These include the following:

- Rent*
- A refundable holding deposit (up to one week's rent per property)
- Tenancy deposit
- Changes to the tenancy (for example, introduction of a pet, permission to run a business from the property or other amends that change the contractual responsibilities. This is capped at £50 per change unless the landlord can prove that the resulting cost was higher AND is reasonable)
- Utilities (electric, gas, water) [**NOT APPLICABLE, ALL OUR STUDENT BUILDINGS HAVE ALL INCLUSIVE RENTS**]
- Council tax, TV licence fees, communication fees (e.g. telephone, broadband etc.) [**STUDENTS ARE EXEMPT FROM COUNCIL TAX BUT ARE REQUIRED TO PURCHASE A TV LICENCE IF THEY HAVE A TV, WIFI IS INCLUDED IN THE RENT**]
- Fee for early termination of tenancy/surrender fee – the landlord must be able to show reasonable loss has been suffered, for example as a result of referencing or re-advertising, and can charge rent until the next tenant moves in
- Default fees which should be written into the tenancy agreement for:
 - late payment of rent – this can only be after 14 days have passed and interest at a maximum of three per cent above the base rate
 - replacing locks/security fobs. The guidance states, for example, that a new standard door key could be valued between £3-£10, a specialist door key between £5-£20 or a replacement key fob up to £50; there may be circumstances where it is necessary to pay more and ALL claims must be supported by evidence from the landlord of costs and be reasonable

*** Note : NEW LEGISLATION – RENTERS' RIGHTS BILL**

Renters' Rights Bill due to get Royal Assent shortly

Advance Rent Payments : The Bill will amend the Tenant Fees Act 2019 to prevent landlords from requesting or accepting rent payments before signing a tenancy agreement. Landlords can only request up to one month's rent once the agreement has been signed and before commencement of the tenancy

Useful link: [Shelter Legal England - Fees a landlord or agent can lawfully charge - Shelter England](#)