



Craig Whittaker MP

CALDER VALLEY

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Government Policy on Letting Agent Fees

Thank you for contacting me about Government policy on letting agent fees.

Under the Government's proposals, tenants would no longer have to pay letting fees, whether they rent through an agent or directly from a landlord.

I appreciate that you have concerns on the proposed measures and I want to emphasise that many letting agents do important work in their local community and provide a high-class service for tenants. However, the Government believes that some letting agents are charging tenants unfairly. That is why it is acting to reform this area. A ban on letting fees paid by tenants will help to deliver a more competitive, more affordable, and more transparent letting market.

However, it is important that the detail of this policy is right. The Government's eight-week consultation on banning letting agent fees paid by tenants closed in June and the new draft Bill reflects the responses received. The Bill would ban landlords and their agents from requiring tenants in the private rented sector to make any payments, as a condition of granting, renewing or continuing a tenancy, with, of course, the following exceptions: rent; a refundable tenancy deposit, capped at no more than six weeks' rent; a refundable holding deposit, capped at no more than one week's rent; and tenant defaults fees, such as replacing a lost key or a late rent payment fine.

Publishing the Bill in draft form will enable additional scrutiny of the proposals by stakeholders before it is introduced in Parliament.

Certain measures will, of course, be necessary to ensure that businesses behave in a fair manner, but I will always work in Parliament to ensure that good business owners are able to run their businesses free from unnecessary regulations.

Thank you again for taking the time to contact me.

Kind regards,

Craig Whittaker MP