# Detailed Reference Guide 4: Use of ‘end of fixed term’ notices to vacate limited

This reform starts on 29 March 2021.

## New requirements

A rental provider will only be able to issue the renter an ‘end of fixed term’ notice to vacate at the end of the first fixed term of a tenancy.

The notice to vacate the rented premises must specify a termination date that is on or after the date of the end of the initial fixed term rental agreement.

The notice to vacate must be given to the renter with sufficient notice:

* for a fixed-term rental agreement for six months or more, this notice must be not less than 90 days before the end of the initial fixed term, or
* for a fixed-term rental agreement for less than six months, this notice must not be less than 60 days before the end of the initial fixed term.

Where a renter remains in a property after the initial fixed term expires, the rental provider can only end a subsequent fixed-term agreement using one of the other reasons in the *Residential Tenancies Act 1997* to end a rental agreement.

In response to receiving an ‘end of fixed term’ notice, a renter will be able to give the rental provider a 14-day notice of their intention to vacate if the renter wants to leave earlier than the end date the rental provider has specified.

## Previous requirements

Formerly, an ‘end of fixed term’ notice to vacate could be given at the end of any fixed term, not only the first.

Previously, the 14-day notice a renter could give in response to receiving a notice to vacate needed to specify a termination date that was on or after the end of the fixed-term agreement.

## Relevant legislation in the *Residential Tenancies Act 1997*

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| 91ZZD | End of fixed term rental agreement of not more than 5 years |
| 91ZB | Reduced period of notice of intention to vacate in certain circumstances |

Note: This was Reform 70 in the Fairer Safer Housing review.