Register your rental property (England): what to have ready

Free checklist from Plainfiles. Tick each box. Use one copy per rented home for C and D. Checked 27 October 2026.

Home (address or label): _____ Date checked: _____

A. Before you start

- ☐ A GOV.UK One Login
- ☐ Fee ready: GOV.UK says £65 a year for each property (it can change)
- ☐ Region of each home (the deadline follows the home, not you)

B. About you (landlord entry)

- ☐ Individual: name, date of birth, home address, telephone, email
- ☐ Organisation: name, type of legal entity, address (no PO Box), telephone, email
- ☐ Organisation: the person making the entry, and a nominated contact (each with email and telephone)
- ☐ Organisation: Companies House number and/or charity number; if no Companies House number, name, date of birth and address of every director, trustee or partner
- ☐ Trust: lead trustee's name, date of birth, address, email and telephone
- ☐ Someone acting for you (attorney, executor, deputy, liquidator, mortgagee and so on): their details, and a certified or sealed copy of their authority

C. For each home (dwelling entry, part 1)

- ☐ Address of the home
- ☐ Your name, an email address, and a correspondence address in England or Wales (no PO Box)
- ☐ Ownership type, dwelling type, number of bedrooms
- ☐ Whether it is let now
- ☐ Name and email of the freeholder, any superior landlord and your property manager

D. For each let home (part 2: within 28 days)

- ☐ Number of occupants and number of households
- ☐ House in multiple occupation (HMO), additional or selective licence: do you need one? Its number
- ☐ Gas safety record (if the home has gas): copy and issue date
- ☐ Electrical installation condition report (EICR): copy and expiry date, or electrical installation certificate (EIC): copy and issue date
- ☐ Energy performance certificate (EPC): was a valid one required for this tenant? Copy of the latest
- ☐ If the EPC has run out: date the current tenancy started
- ☐ If the EPC rating is below the minimum: registered minimum energy efficiency standards (MEES) exemption, and its type
- ☐ Rent, how often it is paid, and any utilities included
- ☐ Furnished, part furnished or unfurnished

E. Time limits

- ☐ 28 days: add part 2 after making the entry for a let home, or the entry goes inactive
- ☐ 28 days: update anything that goes out of date, counting from the day it did
- ☐ 3 months: make a dwelling entry after the landlord entry, or it goes inactive
- ☐ 12 months: renew each entry. A second or later home takes the renewal date of your existing entries

F. Register by (set by where the home is)

Region	Rules start	Register by
West Midlands	15 Dec 2026	14 Mar 2027
East of England	15 Jan 2027	14 Apr 2027
East Midlands	15 Feb 2027	14 May 2027
South East	15 Mar 2027	14 Jun 2027
Yorkshire and Humber	15 Apr 2027	14 Jul 2027
North West	15 May 2027	14 Aug 2027
North East	15 Jun 2027	14 Sep 2027
London	15 Jul 2027	14 Oct 2027
South West	15 Aug 2027	14 Nov 2027

Source: draft Private Rented Sector Database Regulations 2026 (Schedules 2 and 3, regulations 6 to 11) on legislation.gov.uk, and 'Get ready: Register your rental property' on the GOV.UK Housing Hub.
The Regulations are still a draft and the service starts rolling out on 15 December 2026, so confirm every date and the fee on GOV.UK. General information, not legal advice.
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