LANDLORD KNOWLEDGE

PRS Database Registration Checklist 2026-27

England only | Version 5 November 2026 | Based on GOV.UK guidance for landlords (published 29 October 2026)

Who: private landlords letting in England on assured or regulated tenancies | Fee: £65 per property per year | Deadline: your property's regional window (see overleaf)

1 - Confirm scope

- ■ Property is in **England** and let (or to be let) on an **assured or regulated tenancy**.
- ■ Not supported exempt accommodation (s.12, Supported Housing (Regulatory Oversight) Act 2023).
- ■ Joint letting? Each joint landlord registers; one registers the property and invites the others.
- ■ Company, charity, trust, LLP or Scottish partnership? Register as an **organisation landlord**.
- ■ English partnership? Each member registers as an individual (joint-landlord route).

2 - Diary your regional deadline (property location, not your address)

- ■ West Midlands: 15 Dec 2026 - 14 Mar 2027 | East of England: 15 Jan - 14 Apr 2027
- ■ East Midlands: 15 Feb - 14 May 2027 | South East: 15 Mar - 14 Jun 2027
- ■ Yorkshire and Humber: 15 Apr - 14 Jul 2027 | North West: 15 May - 14 Aug 2027
- ■ North East: 15 Jun - 14 Sep 2027 | London: 15 Jul - 14 Oct 2027
- ■ South West: 15 Aug - 14 Nov 2027 Multi-region portfolio? Work to the **earliest** deadline first.

3 - At registration (GOV.UK One Login; paper route if no digital access)

- ■ Landlord identity + contact details (organisation: governing-body details, contact, Companies House / Charity Commission numbers).
- ■ Property address, ownership + dwelling type, bedrooms, occupation and household details.
- ■ Correspondence address in **England or Wales**.
- ■ Contacts for managing agents, superior landlords and freeholders.
- ■ Pay **£65 per property** (pro-rated during rollout) and record each rental property number.
- ■ HMO? **One registration for the whole property**, not per room.

4 - Within 28 days of registering each property

- ■ Gas safety certificate evidence (where there is a gas supply).
- ■ Electrical safety (EICR/EIC) evidence and expiry dates.
- ■ EPC details (+ MEES-exemption info where relevant).
- ■ Tenancy start, rent and utilities information.
- ■ Licence details (HMO / selective / additional) and manager details.
- ■ Agent helping? You stay responsible: confirm the record is **complete inside 28 days**.

5 - Stay compliant

- Update any change or expiry **within 28 days** (free of charge).
- Renew yearly: one renewal date for all properties (1 year from first registration).
- Expect local-authority enforcement after deadlines: up to **£7,000** for non-registration; up to **£40,000** for false information or repeated breaches.
- Future duties (not yet in force): register empty properties before marketing; show landlord/property numbers in adverts.

Full walkthrough, worked fee examples and FAQs: **landlordknowledge.co.uk/prs-database-guide/**

Official source: GOV.UK - Register your rental property service: guidance for landlords (gov.uk/guidance/register-your-rental-property-service-guidance-for-landlords).

General information only, not legal advice. England scope. Confirm unusual tenancies against the official guidance. Landlord Knowledge, November 2026.