

Julie James AS/MS  
Y Gweinidog Newid Hinsawdd  
Minister for Climate Change



Llywodraeth Cymru  
Welsh Government

Ein cyf/Our ref JJ/00695/22

Jack Sargeant MS  
Chair - Petitions committee  
Senedd Cymru  
Cardiff Bay  
Cardiff  
CF99 1SN

18 May 2022

Dear Jack,

Thank you for your letter of 23 March in respect of Petition P-06-1272 Ban the use of 'no pet clauses' in tenancy agreements in Wales.

The position in Wales and England is actually not as different as suggested in the petition - there is currently no statutory right, in Wales or elsewhere in the UK for that matter, for a tenant to keep a pet.

Whilst the model tenancy agreement available on the UK Government's website for use in England includes a pets clause, it does not prevent landlords from reasonably refusing pets. Indeed, whilst the Consumer Rights Act 2015 indicates that a "no pet" clause in a tenancy agreement should allow tenants to ask *for permission to keep pets*, this does not equate to them having a right to do so. A landlord however, is not allowed to unreasonably refuse any such request.

The position in England cited by the petitioner is similar to that set out in [guidance](#) on our website in relation to the implementation of the Renting Homes (Wales) Act 2016 which states '*Any pet clause as an additional term in the contract should allow a contract-holder to ask for permission to keep a pet, and the landlord would not be allowed to unreasonably refuse the request*'.

While landlords may have valid reasons for not allowing pets, there are often compromises which can be reached, such as having a clause in the contract which requires that the tenant pays for a professional cleaner at the end of a tenancy. Some landlords and agents may request a slightly higher tenancy deposit to allow a pet in the property, to cover any potential damage.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

I am fully supportive of the RSPCA's Best Practice guidance for pets in private rented property, and we have shared this, along with the Homes for All guide, with private landlords and agents through Rent Smart Wales:

[https://www.rentsmart.gov.wales/Uploads/Downloads/00/00/00/83/DownloadFileEN\\_FILE/RSPCA-Homes-for-All-Report-English.pdf](https://www.rentsmart.gov.wales/Uploads/Downloads/00/00/00/83/DownloadFileEN_FILE/RSPCA-Homes-for-All-Report-English.pdf)

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Yours sincerely,



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