

More regulation of Jersey residential leases on the way

Managing associate Katharine Marshall discusses recent laws and regulations affecting the Jersey residential tenancy market.

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New minimum standards for rental accommodation are due to come into force at the start of October and comprise the latest in a series of laws and regulations affecting the Jersey residential tenancy market.

In recent years, the States of Jersey has moved to modernise laws around tenancies introducing rules around the format of leases including that all are now in writing, an independent rent deposit scheme and mandatory condition reports on properties.

Last year, the States launched the Rent Safe accreditation scheme, which grades landlords on the quality of the property they are letting out and publishes ratings from three to five stars on the gov.je website. However so far, just ten landlords – who are responsible for fewer than 100 properties altogether, have joined the scheme. The new law enables the Environment Minister and his officers greater legal powers to carry out inspections and to issue notices in respect of failing properties that could result in court action against landlords.

Katharine, a managing associate in Ogier's Tier 1 property law team, said: "The new legislation is aimed at achieving minimum accommodation standards and should not pose an issue for the vast majority of reputable landlords.

"The recent more regulated environment for landlords has not detracted from Jersey's buoyant property market with an increasing number of buy-to-let landlords investing in apartments in the Island."

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