



# Pets in rental properties

## Guide for landlords

The demand for pet friendly housing continues to grow. In the UK, 60% of households own a pet and 19% of households live in privately rented homes ([ONS, 2025](#)). We understand that you might have concerns about becoming pet friendly, but research ([Battersea, 2024](#)) shows that welcoming pets can benefit everyone.

## Why accept pets?



### Minimal damage

76% of landlords reported pets did not cause any damage to their properties, and pet owning tenants are more likely to treat their home responsibly ([Battersea, 2024](#)).



### Compliance

Align with the Renters' Rights Act 2025 and Housing (Scotland) Act 2025. More information below.



### Longer tenancies

Tenants with pets stay longer in their homes meaning:

- fewer void periods
- less time and effort with fewer tenancy changes
- lower expense with finding new tenants.



### Less expensive damages

Landlords renting to tenants with pets experience less expensive damages (£300 per tenancy) than those renting to tenants without pets (£775 per tenancy) ([Battersea, 2024](#)).



### Happier tenants

Pets have physical, mental and social benefits to owners and 94% of people consider their dogs part of the family ([NDS, 2025](#)). Having a pet helps renters feel at home.



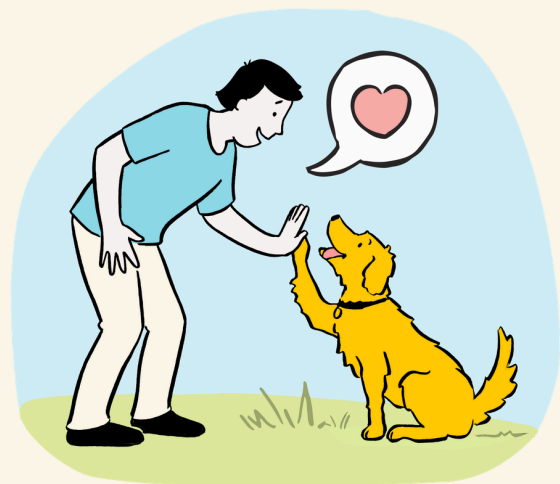
### Inclusivity

Be seen as an inclusive landlord that cares about your tenants.



### Improved relationships

Accepting pets can foster better relationships between landlords and tenants.



## What does the law say?

The Renters' Rights Act 2025 comes into force on 1 May 2026, with the Housing (Scotland) Act 2025 set to follow shortly afterwards. Both Acts provide tenants with increased rights to keep pets in rented accommodation.



### Renters' Rights Act 2025

(applies to private tenancies in England)

- Tenants have the right to keep a pet in private rented accommodation with landlord's permission
- Permission must not be unreasonably refused. The UK Government's guidance on what may constitute unreasonable refusal, such as pets that are illegal to own, is available [here](#)
- Landlords must make a decision on permission within 28 days (there are some exceptions to this, see the [Act](#) for details)
- Any refusal to keep a pet must be provided to the tenant in writing
- If a tenant believes permission has been refused unreasonably, they can escalate their complaint to the Private Rented Sector Ombudsman or they could take the case to court.
- Deposits remain capped by the Tenant Fees Act 2019.



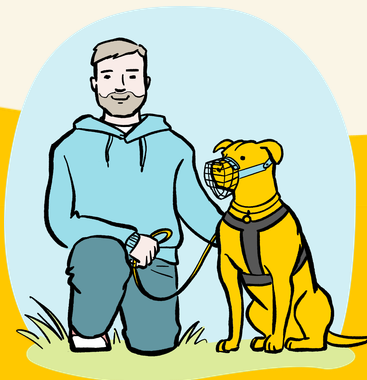
### Housing (Scotland) Act 2025

(applies to private and social tenancies in Scotland)

- Tenants have the right to keep a pet in private and social tenancies with landlord's permission
- Permission must not be unreasonably refused. The Scottish Government will issue guidance on this soon, prior to the Act coming into force.
- Private landlords must make a decision on permission within 30 days, and social landlords within 1 month
- Any decision regarding permission to keep a pet must be in writing
- If a private tenant believes permission has been refused unreasonably, they can raise an action in the First Tier Tribunal. Social tenants can raise a complaint directly with their landlord.

## Banned breeds

Please note that it is not illegal to own a banned breed, such as an XL Bully, as long as the owner has a Certificate of Exemption.










## Welfare

If you are concerned about the welfare of your tenant's pet(s), you can report this to:

- [RSPCA](#) (England)
- [Scottish SPCA](#) (Scotland)
- Your local council
- The police, if animal is dangerously out of control.

## What are the next steps?

-  Think about the benefits that pets bring to tenants' wellbeing, creating happier homes and more positive tenancies.
-  Suggest that tenants write a pet CV about their pet's behaviour and personality.
-  Consider asking tenants to provide a reference for their pet from a previous landlord.
-  Agree on expectations from the start, tools like an owner agreement can help with this.
-  Increase interest in your properties by advertising as pet friendly, or pets considered.
-  Signpost tenants to our free Behaviour Support Line on 0303 003 6666.
-  Visit our website for more information and resources.



### Get in touch

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020 7833 7688



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