



# 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.



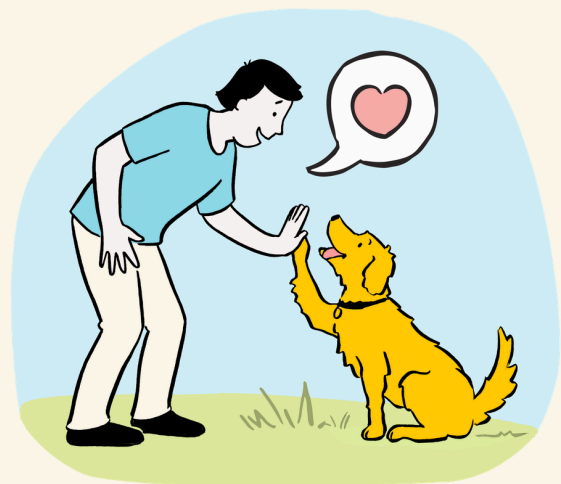
### Inclusivity

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.



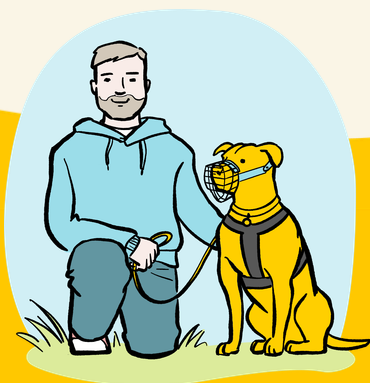
### Housing (Scotland) Act 2025

(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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**A dog** is for **life**®

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