



Checklist of Landlord Responsibilities in the UK

A practical checklist to help you stay compliant:

Legal Duties

- ☐ Conduct Right to Rent checks
- ☐ Provide a tenancy agreement
- ☐ Protect the deposit in a TDP scheme
- ☐ Conduct annual Gas Safety checks
- ☐ Complete EICR electrical inspections every 5 years
- ☐ Share EPC with tenants
- ☐ Install smoke alarms and CO detectors

Ongoing Responsibilities

- ☐ Address maintenance and repairs
- ☐ Respond to tenant complaints promptly
- ☐ Give 24+ hour notice before visits
- ☐ Keep property free of health hazards (damp, mould, etc.)

Financial Duties

- ☐ Declare rental income to HMRC
- ☐ Maintain financial and legal records
- ☐ Understand and track allowable expenses
- ☐ Consider landlord insurance

End of Tenancy

- ☐ Conduct a final inspection
- ☐ Return the deposit promptly
- ☐ Use dispute resolution services if needed
- ☐ Provide references (if requested)