
LANDLORD GUIDE · RIGHT TO RENT

Right to Rent Records — A Practical Guide

Immigration Act 2014 checks in plain English

Aligned with the Home Office Landlord's Guide reissued 26 June 2025 and the document checks user guide updated 24 March 2026. Covers manual, online and IDSP checks, follow-up rules, the £10k/£20k civil penalties and the refreshed code of practice on avoiding discrimination.

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Immigration Act 2014 checks, evidence and follow-ups (refreshed against 2025–2026 Home Office guidance)

Latest official guidance: Home Office Landlord's Guide to Right to Rent Checks reissued 26 June 2025; Right to Rent document checks user guide updated 24 March 2026. Penalty levels (£10,000 first breach / £20,000 repeat per occupier) and the three check methods are unchanged.

Who must be checked

Every adult (18+) who will occupy the property as their only or main home — including non-tenants such as the tenant's partner. Checks must be completed before the tenancy starts. England only.

The three check methods

Method When to use

Manual check British/Irish passport holders presenting an original document.

Home Office online check BRP/eVisa holders — use the prospective renter's share code at gov.uk/landlords-right-to-rent-checks.

IDSP check Certified Identity Service Provider for British/Irish citizens (paid service; produces digital identity verification report).

Recording the check

- Take a clear copy of the document (or save the online check PDF / IDSP report).
- Date the copy and sign to confirm you have seen the original and that the person presenting it is the holder.
- Retain for the duration of the tenancy and 1 year after it ends.
- Store securely — UK GDPR applies; only collect what is necessary.

Follow-up checks

Where the right to rent is time-limited, schedule a follow-up before the earlier of: the expiry of the permission, or

12 months from the initial check. If the occupier no longer has the right to rent, report to the Home Office to retain the statutory excuse.

Penalties (Immigration Act 2014, as amended)

Breach Civil penalty per occupier

First breach — lodger Up to £5,000

First breach — tenant Up to £10,000

Repeat breach — lodger Up to £10,000

Repeat breach — tenant Up to £20,000

Avoiding discrimination

Check everyone the same way — never pre-filter applicants by appearance, accent or name. Follow the Home

Office Code of Practice on avoiding unlawful discrimination (a refreshed draft was issued in 2026).

Sources

Home Office: Landlord's Guide to Right to Rent Checks (26 June 2025); Right to Rent document checks user guide (24 March 2026); Code of Practice on avoiding unlawful discrimination. Legislation: Immigration Act 2014,

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Where JN Compliance is different

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