

**Review: P.24/2025 - Draft Residential Tenancy (Jersey) Amendment Law 202-**

**Submission: Anon 7**

**Dated: 7 April 2025**

Whilst I totally understand and support keeping rent increases to the RPI, I fail to understand why it should be capped at 5% and leave landlords with the burden of high inflation and increasing mortgage rates. Where is the balance in this?

Likewise I fail to understand why short term leases should be viewed negatively. We rent to nurses who are normally on fixed term contracts and it suits us and them to do so.

I do hope that any amendments to the law do not make it unattractive for landlords, and indeed tenants. There is already a shortage of good quality rental accommodation in Jersey and I fear that some of the proposals may have a negative impact on the already limited supply. I for one would seriously review my position as a landlord if I felt I couldn't increase my rents in line with inflation over 5% and couldn't negotiate suitable short term contracts of perhaps 12 months, renewable if both parties agree, with my prospective professional tenants, who are comfortable with this arrangement.

With the 3% stamp duty already keeping prospective landlords out of the market, I'm not sure who will benefit from less properties being available in the supply chain for tenants. Not all tenants want to or indeed can afford to buy their own homes. Teachers, doctors, nurses and other professionals who only come to Jersey for specified periods would be the first to lose out. Making it even harder to attract these professionals. But is that the aim of the plan? Who knows the thinking behind it.