

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

Submission: Ashore Relocation

Dated: 16 May 2025

We have a relocation company and find homes for clients moving to Jersey. We look after new States employees including social workers, teachers etc. We have corporate clients too and support approx 80-90 people moving each year. We negotiate rental terms and review leases for our clients and so are very familiar with the process and the property market. Typically your clients have a one year fixed term lease and often there is no mention of moving to a periodic tenancy.

Our points:

- Most leases are reasonably fair, but some slanted unfairly in favour of the landlord
- Some agents don't want any changes to their lease. They say that the landlord has signed the lease and tenant can't make any changes, or addendum to the lease. We push back but most tenants don't have our support or knowledge. There should be scope for addendum.
- Landlords should be responsible for the maintenance or replacement of appliances listed in the inventory, unless damaged by tenant
- We would support a standard lease document, as in the UK Assured Shorthold tenancy Agreement
- No leases should be worded in *hereforth notwithstanding* language that is designed to confuse. Landlord and Tenant should be universal terms rather than Lessor and Lessee.
- Should agents charge fees to the tenant? These range from nothing (agent gets full fee from landlord) to as much as a week's rent). These are hidden charges. If there is a reasonable admin fee of, say £150, it must be declared upfront at viewing, before an offer.
- At the start of the agreement there should be a paragraph saying: *NB-This is a legally binding agreement when signed by the Landlord and the Tenant*
- Rent can only increase annually with RPI and no more. However, during Covid, when inflation was 12.5% we had to cap this at 5% max increase
- There is always a lack of properties to rent, and choices are limited. It is important to keep property owners onboard as landlords as they are vital to the property market. If rental homes get sold as there are too many regulations, this will backfire and force prices up if housing supply is reduced.