

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

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I believe limiting rent rises to once a year very reasonable. Open tenancies are not to be recommended. It is important that both parties know where they stand. It may appear to be attractive to the tenant but many landlords are more likely to sell up rather than find themselves in a situation where the tenant is damaging the property, not paying rent, refusing to leave to allow landlord to reclaim their property etc.

To restrict rent to Jersey RPI or an arbitrary percentage whichever the lower is illogical. No business could survive these restrictions for long if outgoings are rising at a greater rate.

History has shown that rent controls do not work and serve only to reduce the pool of rental properties with the inevitable rise in rents and poor maintenance of the remaining market. Edinburgh, Dublin and Belfast are good examples of this short-sighted policy, more can be found in Europe. If rents are too high then landlords sit on empty properties which cost them money. I believe most landlords would rather accept a reduced offer and have the property occupied.

Notice periods should be fair and equitable and apply equally to both parties but could be subject to mutual agreement. Similarly, terms of contract length.