



Tenant fees in England

A short guide to the payments a tenant may be asked for, the legal maximums, and the services that cannot be passed on as tenant charges.

START HERE

These are statutory maximums, not automatic charges. The property information and tenancy agreement confirm what applies.

The figures most tenants need first

1 week

Holding deposit

One per tenancy while checks are carried out.

5 or 6 weeks

Tenancy deposit

Five weeks below £50,000 annual rent; six weeks from £50,000 to £100,000.

Base rate + 3%

Late rent

Only after at least 14 days and only if the tenancy agreement allows it.

Other permitted payments

A tenancy may also provide for a tenant-requested change, ending the tenancy without the required notice, a replacement key or security device, and utilities, communications or council tax. Where the law requires actual cost, written evidence should support it.

Not tenant charges

Referencing
Right to Rent checks
Tenancy administration or set-up
Renewing a tenancy

Inventories, check-in and check-out
Registering the deposit
Mandatory professional cleaning
The tenant cannot be billed for these services.

Official detail

Tenant Fees Act guidance for tenants

[Open official guidance](#)

Fees an agent or landlord may charge

[Open official guidance](#)

Tenancy deposit protection

[Open official guidance](#)

General information, not legal advice. Applies to England. Reviewed 17 August 2026 against GOV.UK guidance updated 7 July 2026.