



**THE STATES assembled on
Wednesday 10th September 2025, at 9.30 a.m. under
the Presidency of the Deputy Bailiff,
Robert James MacRae, Esquire.**

All members were present at roll call with the exception of –

Deputy Geoffrey Peter Southern of St. Helier Central – en défaut (défaut raised at 9.38 a.m.)
Deputy Lyndon John Farnham of St. Mary, St. Ouen and St. Peter – excused attendance (arrived in the Chamber at 10.23 a.m.)
Deputy Kristina Louise Moore of St. Mary, St. Ouen and St. Peter – ill
Deputy Philip Francis Cyril Ozouf of St. Saviour – suspended

Prayers read by the Deputy Greffier of the States

Standing Order 55A – remote participation

THE STATES, with reference to their Act dated 14th September 2021, in which they had agreed that, notwithstanding Standing Order 55A(1), Members who did not wish to attend in the States Chamber might continue to take part in States meetings using Microsoft Teams (until the States had considered and voted upon a proposition to re-apply Standing Order 55A(1) or to repeal or vary the terms of the Standing Order), assembled in accordance with Standing Order 55A with Members able to participate remotely using Microsoft Teams. The following Members attended remotely, either for all or part of the meeting –

Deputy Thomas Antony Coles of St. Helier South

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

THE STATES resumed consideration of the Draft Residential Tenancy (Jersey) Amendment Law 202-.

THE STATES, having been informed that the relevant scrutiny panel had indicated that it did not wish to scrutinise the draft legislation, commenced consideration of Articles 1 to 26 and, commencing consideration of an amendment of Deputy Sir Philip Martin Bailhache of St. Clement (P.24/2025 Amd.) rejected an amendment of Deputy Mary Rose Scott of St. Brelade (P.24/2025 Amd.Amd.(2)), that –

for amendment 1(3) there should be substituted –

“(3) For Article 3(2) there should be substituted –

(2) In Article 1(1), after the definition “period” there is inserted –

“periodic tenancy” means a residential tenancy under which the tenant occupies a residential unit on the basis of a recurrent period;”

(3A) Article 3(3) should be deleted.”;

for amendment 1(4) there should be substituted –

“(4) In Article 3(4), for the definition “Rent Tribunal” there is substituted –

“Rent Tribunal” means the Tribunal (if any) established under Regulations made under Article 24(1)(a);”;

after amendment 3 there should be inserted as amendment 3(2) –

“(2) In Article 5, after new Article 4(1)(d) insert –

- (e) set out notices that are approved by, and are published on a website maintained by or for, the Minister and that give information about –
 - (i) the tenant’s right to apply for a decision on whether a rent increase is reasonable if there is a Rent Tribunal and the increase is greater than the threshold specified by Regulations;
 - (ii) the tenant’s right to be heard by the Court in any proceedings brought by the landlord about the residential tenancy, including in relation to a failure to pay rent, a rent increase or an application for the tenant’s eviction;
 - (iii) the Court’s power to make an order about the rent payable, or to adjust the parties’ rights in relation to rent payments, under Article 16;
 - (iv) the Court’s power to stay an eviction order (if obtained by the landlord under Article 11 or 12), subject to review or variation of the rent payable, under Article 14; and
 - (v) any publicly available service for mediating disputes about residential tenancies.”;

for amendment 4 there should be substituted –

“4 PAGE 47, ARTICLE 6 –

For Article 6 there is substituted –

6 Part 3A (tenancies may become periodic) inserted

After Part 3 there is inserted –

PART 3A

TENANCIES MAY BECOME PERIODIC

7A Certain tenancies for specified terms become periodic tenancies

A tenant’s residential tenancy becomes a periodic tenancy if –

- (a) the tenant has had 1 or more residential tenancies of the same residential unit for a total consecutive duration of 3 years; and
- (b) that duration was reached by the grant, renewal or extension of 1 or more residential tenancies for a specified term of 6 months or less in each case.”;

for amendment 6 there should be substituted –

“6 PAGE 57, ARTICLE 9 –

In Article 9, delete new Article 11(3).”;

for amendment 7 there should be substituted –

“7 PAGE 57, ARTICLE 10 –

For Article 10 there is substituted –

10 Article 12 (termination and eviction where failure to rectify breach) amended

After Article 12(4) there is inserted –

“(5) If there is a Rent Tribunal and it has decided that an increase in the rent payable under the agreement is not reasonable, the Court must take the decision into account in considering the matters in paragraph (2)(a) and (4) (about a breach and its seriousness).”

for amendment 10(1) there should be substituted –

“(1) In Article 14(2), for new Article 15(1)(e) there should be substituted –

“(e) if there is a Rent Tribunal, any decision of the Rent Tribunal that an increase in the rent payable under the agreement is not reasonable.”;

for amendment 11 there should be substituted –

“11 PAGE 64, ARTICLE 15 –

In Article 15, for new Article 16(1A) there is substituted –

“(1A) If there is a Rent Tribunal –

- (a) the Court’s jurisdiction is not exclusive in respect of a matter for which the Rent Tribunal has jurisdiction under Regulations made under Article 24(1)(la) or (lb); and
- (b) the Court must, in exercising its powers under this Article, take into account any decision of the Rent Tribunal that an increase in the rent payable under a residential tenancy agreement is not reasonable.”;

for amendment 13(1) and (2) there should be substituted –

“(1) Delete Article 18(2).”;

for amendment 14 there should be substituted –

“14 PAGE 65, ARTICLE 19 –

(1) In Article 19(1), for new Article 24(1)(la) to (lf) there is substituted –

“(la) providing for the establishment of a Rent Tribunal with original, non-exclusive jurisdiction, on application by the tenant, to decide whether an increase in the rent payable under a residential tenancy agreement is reasonable but only in respect of an increase that is greater than a specified threshold, whether –

- (i) the increase in RPI for the relevant period, rounded up to the nearest pound; or
- (ii) another threshold;

(lb) providing for any of the following aspects of the Rent Tribunal –

- (i) criteria or other matters that it must or may consider in making a decision;
 - (ii) a power to –
 - (A) consider the reasons for the landlord’s or tenant’s views about a rent increase;
 - (B) propose an amount of rent that it thinks is reasonable;
 - (C) help resolve a disagreement about a rent increase;
 - (D) order that a rent increase that is not reasonable has no effect; or
 - (E) order that the rent payable is changed to the reasonable amount that it proposes;
 - (iii) its functions, its other powers, rights and privileges and its jurisdiction;
 - (iv) its composition, the appointment of its members and the ending of membership;
 - (v) its decision-making and procedures;
 - (vi) rights to appeal its decisions;
 - (vii) the publication of its decisions;
 - (viii) the disclosure of interests or information by its members;
 - (ix) the remuneration, reimbursement or liability of its members;”
- (2) After Article 19(1) insert –
- “(2) After new Article 24(1)(lb) there is inserted –
- “(lc) requiring a landlord to provide the Minister with specified information that relates to the rent payable under each of their residential tenancies, including information about each residential unit;
- (ld) providing for the following aspects of the provision of that information –
- (i) the purposes for which it may be required;
 - (ii) the times at which, and the way in which, it must be provided;
 - (iii) how the Minister may use or disclose the information;””
- (3) After Article 19(2) insert –
- “(3) After Article 24(1) there is inserted –
- “(1AA) Before lodging a proposition containing draft Regulations to be made under paragraph (1)(la) or (lb), the Minister must consult the Judicial Greffier.”
- (4) In Article 19, renumber the subsequent paragraph as Article 19(4) and, in that paragraph, delete new Article 24(3)(ba) and (bb).
- (5) After Article 19(4) insert –
- “(5) After Article 24(5) there is inserted –

“(6) In paragraph (1)(la) –

“increase in RPI for the relevant period” means the following, as calculated from the figures published by the Chief Statistician most recently before the start, and before the end, of the relevant period –

- (a) the percentage increase in the Retail Prices Index during the relevant period;
- (b) 0% if there was a percentage decrease in the Retail Prices Index during the relevant period;

“relevant period” means the period that –

- (a) starts on the day on which the rent was last set or increased during the total duration of the residential tenancy; and
- (b) ends on the day on which the landlord gives notice of the rent increase;

“total duration”, for a residential tenancy, includes the total consecutive duration of the following, whether during 1 or more specified terms or while a periodic tenancy –

- (a) that tenancy; and
- (b) any 1 or more consecutive earlier residential tenancies of the same tenant and residential unit.”; and

Amendment 19 should be deleted.

Members present voted as follows –

POUR: 4

Connétable of St. Brelade
Deputy K.F. Morel
Deputy M.R. Scott
Deputy B. Ward

CONTRE: 41

Connétable of St. Helier
Connétable of St. Lawrence
Connétable of Trinity
Connétable of St. Peter
Connétable of St. Martin
Connétable of St. John
Connétable of St. Clement
Connétable of Grouville
Connétable of St. Ouen
Connétable of St. Mary
Connétable of St. Saviour
Deputy G.P. Southern
Deputy M. Tadier
Deputy S.G. Luce
Deputy L.M.C. Doublet
Deputy M.R. Le Hegarat
Deputy S.M. Ahier
Deputy R.J. Ward
Deputy C.S. Alves
Deputy I. Gardiner
Deputy I.J. Gorst
Deputy L.J. Farnham
Deputy S.Y. Mézec
Deputy Sir P.M. Bailhache

ABSTAIN: 0

Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy R.S. Kovacs
 Deputy A.F. Curtis
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

THE STATES resumed consideration of the amendment of Deputy Sir Philip Martin Bailhache of St. Clement (P.24/2025 Amd.) and, adopting an amendment of the Environment, Housing and Infrastructure Scrutiny Panel (P.24/2025 Amd.Amd.), agreed that –

for amendment 4(1) there should be substituted –

“(1) In Article 6, “For Part 3 there is substituted –” should be deleted.

(1A) In Article 6, for new Part 3 there is substituted –

(1) For the Part 3 heading there is substituted –

“PART 3

TERMINATION OF TENANCIES

5A Fixed-term tenancy: termination by landlord or tenant when term ends

- (1) If a residential tenancy is for a specified term, the tenancy terminates when the term ends only if a written notice to terminate the tenancy is given –
 - (a) by the landlord to the tenant at least 3 months before the end of the term; or
 - (b) by the tenant to the landlord at least 1 month before the end of the term.
- (2) The specified term is extended if the landlord or the tenant gives the notice –
 - (a) after their deadline under paragraph (1); but
 - (b) before the term was to end.
- (3) In that case, the extended term ends and the tenancy terminates –
 - (a) 3 months after the notice is given, if given by the landlord; or
 - (b) 1 month after the notice is given, if given by the tenant.
- (4) But the tenancy continues as a periodic tenancy after the specified term ends if –
 - (a) the landlord and the tenant agree to that, even if a notice is given under this Article after they agree; or
 - (b) no notice is given under this Article.
- (5) In this Article, “periodic tenancy” means a residential tenancy under which the tenant occupies a residential unit on the basis of a recurrent period.

5B Fixed-term tenancy: termination by landlord or tenant during term

- (1) If a residential tenancy is for a specified term, the term may be terminated early (without giving a reason) if –
 - (a) either –
 - (i) the landlord gives the tenant at least 3 months’ written notice; or
 - (ii) the tenant gives the landlord at least 1 month’s written notice; and
 - (b) the notice-giver satisfies the requirements set out in the residential tenancy agreement under paragraph 12 of Schedule 1.
- (2) However, if the requirements purportedly set out in the agreement under paragraph 12 of Schedule 1 are more favourable to the landlord than the tenant –
 - (a) the landlord cannot terminate the specified term early under this Article; but
 - (b) the tenant can terminate the specified term early under this Article as long as they satisfy those requirements that apply to the tenant.”

(1B) In Article 6, before the new Part 3A heading insert –

“(2) After Part 3 there is inserted –”; and

for amendment 16(3) there should be substituted –

“(3) In Article 21(3) –

(a) for new paragraph 12 of Schedule 1 there is substituted –

12. If the residential tenancy is for a specified term, 1 or more requirements that are no more favourable to the landlord than the tenant and that the following must satisfy to terminate the residential tenancy under Article 5B (terminating fixed-term tenancy early) during the specified term –

- (a) a notice-giver who is the landlord;
- (b) a notice-giver who is the tenant.

For example, a single requirement might require that both the landlord and the tenant do not terminate the residential tenancy under Article 5B until at least 1 year after the tenancy started.

(b) delete new paragraph 15 of Schedule 1.”

Members present voted as follows –

POUR: 28

Connétable of St. Helier
 Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy C.F. Labey
 Deputy S.G. Luce
 Deputy L.M.C. Doublet

CONTRE: 19

Connétable of Trinity
 Deputy G.P. Southern
 Deputy M. Tadier
 Deputy M.R. Le Hegarat
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy Sir P.M. Bailhache
 Deputy B.B. de S.V.M. Porée
 Deputy M.R. Scott
 Deputy C.D. Curtis
 Deputy L.V. Feltham

ABSTAIN: 0

Deputy K.F. Morel
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy T.A. Coles
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy J. Renouf
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A.F. Curtis
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy R.S. Kovacs
 Deputy B. Ward

THE STATES rejected Parts 1(2), 1(4) to 1(7), 4(2) to 4(6), 8, 11, 13, 14 (2) and 14(5), 19 and 20 of the amendment of Deputy Sir Philip Martin Bailhache of St. Clement, as amended, that –

in Article 3 –

- (2) In Article 3(1), the definition “Jersey Appointments Commission” should be deleted;
- (4) Article 3(4) should be deleted;
- (5) In Article 3(6), the definition “social rented housing” should be deleted;
- (6) In Article 3(7), the definition “total duration” should be deleted; and
- (7) The paragraphs should be renumbered accordingly;

in Article 6 –

- (2) In Article 6, for the new Part 3A heading there should be substituted –

“PART 3A

PROVIDING RENT INFORMATION

- (3) In Article 6, in new Part 3A, the new Articles 7A to 7F should be deleted.
- (4) In Article 6, in new Part 3A, for new Article 7G(1)(b) there should be substituted –

“(b) is required for the purpose of informing the Minister about the market for residential tenancies and rent amounts.”

- (5) In Article 6, in new Part 3A, the new Article 7G(3) should be deleted.
- (6) The new Article 7G should be renumbered as Article 7A and the paragraphs and cross-references should be renumbered accordingly.”;

Article 11 should be deleted and the subsequent Articles should be renumbered accordingly;

Article 15 should be deleted and the subsequent Articles should be renumbered accordingly;

in Article 18 –

- (1) In Article 18(1), new Article 23(2)(f), the words “the Rent Tribunal,” should be deleted;
- (2) In Article 18(2), new Articles 23(2)(la) and (ld) to (lg) should be deleted and the remaining new sub-paragraphs renumbered accordingly; and
- (3) Article 18(3) should be deleted;

in Article 19 –

- (2) In Article 19(1), the new Articles 24(1)(lb) to (ld) should be deleted;
- (5) The remaining new sub-paragraphs should be renumbered accordingly;

Article 24 should be deleted and the subsequent Articles should be renumbered accordingly; and

Article 25 should be deleted and the subsequent Article should be renumbered accordingly.

Members present voted as follows –

POUR: 21

Connétable of St. Brelade
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Saviour
 Deputy C.F. Labey
 Deputy S.G. Luce
 Deputy K.F. Morel
 Deputy S.M. Ahier
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy Sir P.M. Bailhache
 Deputy D.J. Warr
 Deputy M.R. Scott
 Deputy R.E. Binet
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson

CONTRE: 24

Connétable of St. Helier
 Connétable of St. Lawrence
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Mary
 Deputy G.P. Southern
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy M.R. Le Hegarat
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy H.M. Miles
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy H.L. Jeune
 Deputy R.S. Kovacs
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

ABSTAIN: 0

THE STATES, resuming consideration of the amendment of Deputy Sir Philip Martin Bailhache of St. Clement, as amended, rejected Parts 1(1), 1(3), 1(7), 2, 3, 5, 6, 7, 9, 10, 12, 14 (1) and 14(5), 15, 16, 17 and 18 of that –

in Article 3 –

- (1) In Article 3(1), the definition “initial term” should be deleted;
- (3) Article 3(2) and (3) should be deleted; and
- (7) The paragraphs should be renumbered accordingly;

in Article 4 –

- (1) In Article 4(1), “and (2)” should be deleted; and
- (2) Article 4(2) should be deleted;

in Article 5, in new Article 4(1) and (2), for “made or varied” there should be substituted “made, varied or renewed” in each place;

in Article 6 –

(1) In Article 6, “For Part 3 there is substituted –” should be deleted.

(1A) In Article 6, for new Part 3 there is substituted –

(2) For the Part 3 heading there is substituted –

“PART 3

TERMINATION OF TENANCIES

5A Fixed-term tenancy: termination by landlord or tenant when term ends

- (1) If a residential tenancy is for a specified term, the tenancy terminates when the term ends only if a written notice to terminate the tenancy is given –
 - (a) by the landlord to the tenant at least 3 months before the end of the term; or
 - (b) by the tenant to the landlord at least 1 month before the end of the term.
- (2) The specified term is extended if the landlord or the tenant gives the notice –
 - (a) after their deadline under paragraph (1); but
 - (b) before the term was to end.
- (3) In that case, the extended term ends and the tenancy terminates –
 - (a) 3 months after the notice is given, if given by the landlord; or
 - (b) 1 month after the notice is given, if given by the tenant.
- (4) But the tenancy continues as a periodic tenancy after the specified term ends if –
 - (a) the landlord and the tenant agree to that, even if a notice is given under this Article after they agree; or
 - (b) no notice is given under this Article.
- (5) In this Article, “periodic tenancy” means a residential tenancy under which the tenant occupies a residential unit on the basis of a recurrent period.

5B Fixed-term tenancy: termination by landlord or tenant during term

- (1) If a residential tenancy is for a specified term, the term may be terminated early (without giving a reason) if –
 - (a) either –
 - (i) the landlord gives the tenant at least 3 months’ written notice; or
 - (ii) the tenant gives the landlord at least 1 month’s written notice; and
 - (b) the notice-giver satisfies the requirements set out in the residential tenancy agreement under paragraph 12 of Schedule 1.
- (2) However, if the requirements purportedly set out in the agreement under paragraph 12 of Schedule 1 are more favourable to the landlord than the tenant –
 - (a) the landlord cannot terminate the specified term early under this Article; but
 - (b) the tenant can terminate the specified term early under this Article as long as they satisfy those requirements that apply to the tenant.”

(1B) In Article 6, before the new Part 3A heading insert –

“(2) After Part 3 there is inserted –”

Article 7(1), (2), (4) and (5) should be deleted and the paragraphs should be renumbered accordingly;

Article 9 should be deleted and the subsequent Articles should be renumbered accordingly;

Article 10 should be deleted and the subsequent Articles should be renumbered accordingly;

Article 13 should be deleted and the subsequent Articles should be renumbered accordingly.

in Article 14 –

- (1) Article 14(2) should be deleted;
- (2) Article 14(3) should be deleted; and
- (3) The paragraphs should be renumbered accordingly;

Article 17 should be deleted and the subsequent Articles should be renumbered accordingly;

in Article 19 –

- (1) In Article 19(1), the new Article 24(1)(la) should be deleted; and
- (5) The remaining new sub-paragraphs should be renumbered accordingly;

Article 20 should be deleted and the subsequent Articles should be renumbered accordingly;

in Article 21 –

- (1) In Article 21(2), for “paragraphs 3 to 5” there should be substituted “paragraphs 4 and 5”;
- (2) In Article 21(2), new paragraph 3 of Schedule 1 should be deleted;
- (3) In Article 21(3) –

- (a) for new paragraph 12 of Schedule 1 there is substituted –

“12. If the residential tenancy is for a specified term, 1 or more requirements that are no more favourable to the landlord than the tenant and that the following must satisfy to terminate the residential tenancy under Article 5B (terminating fixed-term tenancy early) during the specified term –

- (a) a notice-giver who is the landlord;
- (b) a notice-giver who is the tenant.

For example, a single requirement might require that both the landlord and the tenant do not terminate the residential tenancy under Article 5B until at least 1 year after the tenancy started.”; and

- (b) new paragraph 15 of Schedule 1 should be deleted;

in Article 22(2), in new paragraph 5 of Schedule 2, for “total duration” there should be substituted “duration”; and

Article 23 should be deleted and the subsequent Articles should be renumbered accordingly.

Members present voted as follows –

POUR: 21

Connétable of St. Brelade
Connétable of St. Clement
Connétable of Grouville
Connétable of St. Ouen

CONTRE: 24

Connétable of St. Helier
Connétable of St. Lawrence
Connétable of St. Peter
Connétable of St. Martin

ABSTAIN: 0

Connétable of St. Saviour
 Deputy C.F. Labey
 Deputy S.G. Luce
 Deputy K.F. Morel
 Deputy M.R. Le Hegarat
 Deputy S.M. Ahier
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy Sir P.M. Bailhache
 Deputy D.J. Warr
 Deputy M.R. Scott
 Deputy R.E. Binet
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson

Connétable of St. John
 Connétable of St. Mary
 Deputy G.P. Southern
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy H.M. Miles
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy R.S. Kovacs
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

THE STATES, resuming consideration of the amendment of Deputy Sir Philip Martin Bailhache of St. Clement rejected Part 14 (3),(4) and (5), as amended, that –

in Article 19 –

- (3) In Article 19(1), new Article 24(1)(le) and (lf) should be deleted;
- (4) In Article 19(2), new Article 24(3)(ba) and (bb) should be deleted; and
- (5) The remaining new sub-paragraphs should be renumbered accordingly.

Members present voted as follows –

POUR: 21

Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Saviour
 Deputy C.F. Labey
 Deputy S.G. Luce
 Deputy K.F. Morel
 Deputy M.R. Le Hegarat
 Deputy S.M. Ahier
 Deputy I.J. Gorst
 Deputy Sir P.M. Bailhache
 Deputy D.J. Warr
 Deputy M.R. Scott
 Deputy R.E. Binet
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson

CONTRE: 24

Connétable of St. Helier
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Mary
 Deputy G.P. Southern
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy H.M. Miles
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy R.S. Kovacs

ABSTAIN: 0

Deputy L.K.F. Stephenson
Deputy M.B. Andrews

THE STATES, resumed consideration of Articles 1 to 26 and, adopting Part 1 of an amendment of the Minister for Housing (P.24/2025 Amd.(2)), agreed that –

in Article 6, new Part 3, for new Article 6(3)(a) there should be substituted –

“(a) a further specified term starts after their initial term ends unless, between those terms, their residential tenancy for the initial term has ended and –

- (i) they have given vacant possession of the residential unit for a significant period; or
- (ii) another tenant has a residential tenancy of the residential unit;”.

Members present voted as follows –

POUR: 36

CONTRE: 5

ABSTAIN: 0

Connétable of St. Lawrence
Connétable of St. Peter
Connétable of St. Martin
Connétable of St. John
Connétable of St. Clement
Connétable of St. Ouen
Connétable of St. Mary
Connétable of St. Saviour
Deputy G.P. Southern
Deputy C.F. Labey
Deputy M. Tadier
Deputy L.M.C. Doublet
Deputy K.F. Morel
Deputy M.R. Le Hegarat
Deputy S.M. Ahier
Deputy R.J. Ward
Deputy C.S. Alves
Deputy I. Gardiner
Deputy I.J. Gorst
Deputy L.J. Farnham
Deputy S.Y. Mézec
Deputy T.A. Coles
Deputy B.B. de S.V.M. Porée
Deputy D.J. Warr
Deputy H.M. Miles
Deputy M.R. Scott
Deputy J. Renouf
Deputy C.D. Curtis
Deputy L.V. Feltham
Deputy R.E. Binet
Deputy H.L. Jeune
Deputy M.E. Millar
Deputy R.S. Kovacs
Deputy B. Ward
Deputy L.K.F. Stephenson
Deputy M.B. Andrews

Connétable of St. Brelade
Connétable of Trinity
Deputy Sir P.M. Bailhache
Deputy M.R. Ferey
Deputy K.M. Wilson

THE STATES, adopting Parts 2, 3, 7 and 11 of the amendment of the Minister for Housing (P.24/2025 Amd.(2)), agreed that –

in Article 6, new Part 3, for new Article 6B(2)(e) there should be substituted –

“(e) if the notice is given under Article 6D, specify the requirements that the notice-giver must satisfy under Article 6D(b) for the tenancy to end; and”;

in Article 6, new Part 3, for new Article 6D(b) there should be substituted –

“(b) the notice-giver satisfies the requirements set out in the residential tenancy agreement under paragraph 12 of Schedule 1.”;

for Article 7(3) there should be substituted –

“(3) In Article 8(3) –

- (a) for “on application by the tenant” there should be substituted “on the application of a party to the agreement”;
 - (b) after “make an order varying or terminating the agreement” there should be inserted “, or requiring the agreement to be set out in writing and signed by or on behalf of the parties,”.”;
- and

in Article 21(3), for new paragraph 12 of Schedule 1 there should be substituted –

“12. If there is an initial term, 1 or more requirements that the following must satisfy to end the residential tenancy under Article 6D (ending tenancy early without giving a reason) during the initial term –

- (a) a notice-giver who is the landlord;
- (b) a notice-giver who is the tenant.

For example, a single requirement might require that both the landlord and the tenant do not end the residential tenancy under Article 6D until at least 1 year after the tenancy started.”.

Members present voted as follows –

POUR: 27

Connétable of St. Lawrence
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of St. Saviour
 Deputy G.P. Southern
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy M.R. Le Hegarat
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy L.J. Farnham
 Deputy S.Y. Mézec

CONTRE: 17

Connétable of St. Brelade
 Connétable of Trinity
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Mary
 Deputy C.F. Labey
 Deputy K.F. Morel
 Deputy Sir P.M. Bailhache
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson

ABSTAIN: 0

Deputy T.A. Coles
Deputy B.B. de S.V.M. Porée
Deputy D.J. Warr
Deputy J. Renouf
Deputy C.D. Curtis
Deputy L.V. Feltham
Deputy M.E. Millar
Deputy R.S. Kovacs
Deputy L.K.F. Stephenson
Deputy M.B. Andrews

THE STATES, adopting Parts 4, 5, 6, 8, 9 and 10 of the amendment of the Minister for Housing (P.24/2025 Amd.(2)), agreed that –

in Article 6, new Part 3, new Article 6F(1), row (l) of the table, for “tenant’s employment” there should be substituted “tenant’s work”;

in Article 6, new Part 3, for new Article 6G(2)(l) there should be substituted –

“(l) “tenant’s work”, meaning that –

- (i) the landlord granted the residential tenancy to the tenant in connection with certain work performed by the tenant (whether or not the landlord directly employs the tenant); and
- (ii) the tenant’s performance of the work has ended or been ended, or the tenancy will be ended under this Law before the work ends, in accordance with the 1 or more contracts and enactments relating to performance of the work;”;

in Article 6, new Part 3, for new Article 6G(2)(m) there should be substituted –

“(m) “tenant’s work permit or visa”, meaning that, for the tenant to work in Jersey, 1 or both of the following are required but have not been obtained or applied for –

- (i) a work permit under the Immigration (Work Permits) (Jersey) Rules 1995;
- (ii) leave to enter or remain in Jersey, a visa or another authorisation under the Immigration (Jersey) Order 2021;”;

in Article 9, for new Article 11(3)(b)(vi) there should be substituted –

“(vi) tenant’s work;”;

in Article 11, new Part 4A –

(a) after new Article 13B(4)(c)(ii) there should be inserted –

“(iii) the holder of an office listed in Schedule 1 to the Employment of States of Jersey Employees (Jersey) Law 2005;” and

(b) new Article 13B(4)(d) should be deleted and new Article 13B(4)(e) and cross-references should be renumbered accordingly; and

in Article 11, new Part 4A, for new Article 13H(5)(b) there should be substituted –

“(b) is subject to this Part.”.

Members present voted as follows –

POUR: 36**CONTRE: 8****ABSTAIN: 0**

Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of Trinity
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy G.P. Southern
 Deputy C.F. Labey
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy K.F. Morel
 Deputy M.R. Le Hegarat
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy R.S. Kovacs
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

Connétable of Grouville
 Deputy Sir P.M. Bailhache
 Deputy R.E. Binet
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson

THE STATES noted that, following the adoption of Parts 4, 5, 6, 8, 9 and 10 of the amendment of the Minister for Housing (P.24/2025 Amd.(2)), Parts 1, 2(1) and 12 of the amendment of Environment, Housing and Infrastructure Scrutiny Panel (P.24/2025 Amd.(4)) to the Draft Residential Tenancy (Jersey) Amendment Law 202- were deemed to have been withdrawn.

THE STATES noted that, in accordance with Standing Order 34(1), the Chair of the Environment, Housing and Infrastructure Scrutiny Panel had informed the Greffier of the States that Part 2(2) of the Panel's amendment (P.24/2025 Amd.(4)) to the Draft Residential Tenancy (Jersey) Amendment Law 202- had been withdrawn.

THE STATES resumed consideration of Articles 1 to 26, as amended, and, adopting Part 3 of the amendment of the Environment, Housing and Infrastructure Scrutiny Panel (P.24/2025 Amd.(4)), agreed that in Article 6, new Part 3, for new Article 6E there should be substituted –

“6E How landlord or tenant ends tenancy by notice, without reason, during periodic tenancy

A periodic tenancy may be ended (without giving a reason) by –

- (a) the landlord giving the tenant at least 1 year's written notice; or
- (b) the tenant giving the landlord at least 1 month's written notice."

Members present voted as follows –

POUR: 35

Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of Trinity
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy G.P. Southern
 Deputy C.F. Labey
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy R.S. Kovacs
 Deputy L.K.F. Stephenson

CONTRE: 6

Connétable of St. Clement
 Deputy Sir P.M. Bailhache
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson
 Deputy M.B. Andrews

ABSTAIN: 0

THE STATES resumed consideration of Articles 1 to 26, as amended, and, adopting Part 4 of the amendment of the Environment, Housing and Infrastructure Scrutiny Panel (P.24/2025 Amd.(4)), agreed that, in Article 6, new Part 3, new Article 6F(1), rows (a) to (d) of the table, for "Not allowed" there should be substituted "Not applicable".

Members present voted as follows –

POUR: 37

Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of Trinity
 Connétable of St. Peter

CONTRE: 0

Deputy Sir P.M. Bailhache
 Deputy M.R. Ferey
 Deputy B. Ward

ABSTAIN: 0

Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy C.F. Labey
 Deputy M. Tadier
 Deputy L.M.C. Doublet
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy R.S. Kovacs
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

THE STATES resumed consideration of Articles 1 to 26, as amended, and rejected an amendment of the Minister for Housing (P.24/2025 Amd.(5)) that –

in Article 6 –

(1) In Article 6, new Part 3, for new Article 6G(2)(n) there should be substituted –

“(n) “tenant’s illegality or nuisance”, meaning that –

- (i) the tenant has used, or caused or permitted the use of, the residential unit for illegal purposes; or
- (ii) both –
 - (A) the tenant has caused or permitted a repeated or serious nuisance in the residential unit or a repeated or serious interference with the reasonable peace, comfort or privacy of a neighbour of the residential unit; and
 - (B) the landlord has given written notice under paragraph (3) but the tenant has not corrected the nuisance or interference as requested by the notice; and”

(2) In Article 6, new Part 3, for new Article 6G(3) there should be substituted –

“(3) A landlord’s written notice under this paragraph must do 1 or both of the following, and request the tenant to correct the breach, nuisance or interference in that way, but everything requested by the notice must be reasonable –

- (a) specify conduct that the tenant is to stop immediately; or
- (b) specify action that the tenant is to take within a specified period of at least 7 days after receiving the notice.”; and

in Article 14(4), for new Article 15(2)(g) there should be substituted –

“(g) whether the tenant has caused or permitted a repeated or serious –

- (i) nuisance in the residential unit; or
- (ii) interference with the reasonable peace, comfort or privacy of a neighbour of the residential unit;”.

POUR: 14

Connétable of St. Peter
 Connétable of St. John
 Deputy G.P. Southern
 Deputy M. Tadier
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy L.J. Farnham
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B. de S.V.M. Porée
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy R.S. Kovacs

CONTRE: 28

Connétable of St. Brelade
 Connétable of St. Martin
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy C.F. Labey
 Deputy S.G. Luce
 Deputy L.M.C. Doublet
 Deputy M.R. Le Hegarat
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy Sir P.M. Bailhache
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy B. Ward
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

ABSTAIN: 0

THE STATES resumed consideration of Articles 1 to 26, as amended, and, adopting Parts 5 and 9 of the amendment of the Environment, Housing and Infrastructure Scrutiny Panel (P.24/2025 Amd.(4)), agreed that –

in Article 6, new Part 3, new Article 6G(2)(n)(ii), there should be deleted “the following, to which a police officer or a States’ employee with a relevant enforcement or regulatory function has attended”; and

in Article 14(4), new Article 15(2)(g), there should be deleted “the following, to which a police officer or a States’ employee with a relevant enforcement or regulatory function has attended”.

POUR: 43

CONTRE: 0

ABSTAIN: 0

Connétable of St. Helier
Connétable of St. Brelade
Connétable of St. Peter
Connétable of St. Martin
Connétable of St. John
Connétable of St. Clement
Connétable of Grouville
Connétable of St. Ouen
Connétable of St. Mary
Connétable of St. Saviour
Deputy G.P. Southern
Deputy C.F. Labey
Deputy M. Tadier
Deputy S.G. Luce
Deputy L.M.C. Doublet
Deputy K.F. Morel
Deputy M.R. Le Hegarat
Deputy S.M. Ahier
Deputy R.J. Ward
Deputy C.S. Alves
Deputy I. Gardiner
Deputy I.J. Gorst
Deputy S.Y. Mézec
Deputy Sir P.M. Bailhache
Deputy T.A. Coles
Deputy B.B. de S.V.M. Porée
Deputy D.J. Warr
Deputy H.M. Miles
Deputy M.R. Scott
Deputy J. Renouf
Deputy C.D. Curtis
Deputy L.V. Feltham
Deputy R.E. Binet
Deputy H.L. Jeune
Deputy M.E. Millar
Deputy A. Howell
Deputy T.J.A. Binet
Deputy M.R. Ferey
Deputy R.S. Kovacs
Deputy B. Ward
Deputy K.M. Wilson
Deputy L.K.F. Stephenson
Deputy M.B. Andrews

Adjournment

THE STATES adjourned, having agreed to reconvene on Thursday 11th September 2025 to continue consideration of the Draft Residential Tenancy (Jersey) Amendment Law 202- (P.24/2025) and the other outstanding propositions listed for consideration at the meeting.

THE STATES rose at 5.26 p.m.

W.J.C. MILLOW
Deputy Greffier of the States