

Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill Bill Summary

November 2025



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Development of Tourism and Regulation of Visitoe Accommodation (Wales) Bill

Bill Summary

November 2025

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This summary provides an overview of the provisions of the Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill that was introduced into the Senedd on 3 November 2025.



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1. Introduction

The Welsh Government introduced the **Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill** into the Senedd on 3 November 2025.

The Bill:

- restates and modernises the Welsh Ministers' functions of promoting tourism in Wales, while requiring them to have regard to the potential social impact of tourism and its potential impact on the environment and the Welsh language;
- regulates the provision of visitor accommodation in Wales by introducing a licensing regime that initially focuses on self-catering accommodation, and seeks to align the standard of that accommodation more closely with corresponding standards already applicable to the private rented sector in Wales;
- makes a standard in relation to the fitness of visitor accommodation a contractual requirement; and
- establishes a directory of visitor accommodation to provide information to the public about visitor accommodation in Wales.
- creates a code of Welsh law on tourism, incorporating the provisions of the Bill itself and those of the *Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025* (the VARL Act). Subordinate legislation made under the Bill or that Act will also form part of the Code.

How to use this Bill Summary

This document is not an exhaustive summary of every aspect of the Bill. It is designed to be used electronically and signpost to further detail. Further Senedd Research publications for the Bill will be published on the **Bill's resource page**, as it progresses through the Senedd.

2. Policy background

This section provides context behind the Bill's introduction, including previous consultations and commitments.

The Welsh Government's Programme for Government committed to "take forward actions to... licence holiday lets" and the Co-operation Agreement between the Welsh Government and Plaid Cymru included a commitment to "a statutory licensing scheme for holiday lets".

In December 2022, the Welsh Government **launched a public consultation** on proposals to introduce a statutory licensing scheme for all visitor accommodation providers in Wales. Three in-person stakeholder events were also arranged and took place in May 2023 involving 58 key stakeholders. The Welsh Government **published a summary of responses** to the consultation along with a summary of the findings from the stakeholder events, in July 2023.

The consultation document set out that one of the primary aims of a statutory licensing scheme is to "establish a level playing field for all visitor accommodation providers operating in the sector" and to address "concerns that certain parts of the sector do not meet or comply with their statutory obligations". It stated:

A statutory licensing scheme is intended to provide the mechanism to address this by requiring all providers to evidence that they have met certain requirements in order to operate, such as having the correct insurance for accommodation providers, confirmation of planning permission to allow the premises to be let, evidence of a fire risk assessment, gas safety certificate, and proof of electrical safety, to list a few examples. This scheme will ensure there is a consistent standard (in terms of evidencing those requirements) that all operators must meet. This conveys a very clear message to visitors that visitor accommodation providers in Wales meet certain requirements on standards and safety.

The consultation also included proposals to create a comprehensive register of visitor accommodation providers. These proposals were taken forward and included as part of the VARL Act which received Royal Assent on 18 September 2025.

3. The Bill at a glance

The Bill is made up of 60 sections, organised into five Parts and two Schedules:

- Part 1 – Introduction: gives an overview of the Bill
- Part 2 – Development of Tourism: makes provision about the functions of Welsh Ministers in promoting the development of tourism
- Part 3 – Regulation of Visitor Accommodation
 - Chapter 1 – Key Concepts
 - Chapter 2 – Licensing
 - Chapter 3 – Regulated Visitor Accommodation Contract Terms
- Part 4 – Provision of Information to the Public about Visitor Accommodation
- Part 5 – Miscellaneous and General
 - Chapter 1 – Miscellaneous
 - Chapter 2 – General
- Schedule 1 - Amendments to the *Development of Tourism Act 1969* (1969 Act)
- Schedule 2 – Amendments relating to the Register of Visitor Accommodation Providers

The **Explanatory Memorandum** (EM) to the Bill lists the purpose and intended effect of the legislation, details of the consultation undertaken and the subordinate legislation powers included in the Bill. It also includes a Regulatory Impact Assessment (RIA), which sets out the estimated costs and benefits of the legislation.

4. Summary of provisions

Part 1 – Introduction

Section 1 gives an overview of the Bill and establishes that the Bill is intended to form part of a Code of Welsh law (together with the VARL Act).

Part 2 – Development of Tourism

Tourism development functions of the Welsh Ministers

Section 2 describes the responsibilities of the Welsh Ministers in relation to the development of tourism in Wales. Section 2 places a duty on Welsh Ministers to have regard to mitigating the social and environmental impacts of visitors, and maintaining and promoting use of the Welsh language when exercising their development of tourism functions.

Code of practice on tourism

Section 3 enables the Welsh Ministers to publish a code of practice that provides guidance about best practice in relation to tourist amenities, facilities and services, and the provision of visitor accommodation in Wales. The code of practice may provide guidance on issues such as the quality of premises used for visitor accommodation, customer service, and accessibility, or any other matter the Welsh Ministers consider appropriate.

Amendments to enactments on tourism

Section 4 amends the VARL Act to specify that the Act also forms part of a code of Welsh law relating to tourism. This section also introduces Schedule 1 to the Bill which amends the 1969 Act to reflect the incorporation of provisions on the promotion of tourism in Wales into this Bill, and repeals the *Tourism (Overseas Promotion) (Wales) Act 1992*.

Part 3 – Regulation of Visitor Accommodation

Chapter 1 – Key concepts

Meaning of regulated visitor accommodation

Section 5 defines “regulated visitor accommodation”. This refers to self-contained, self-catering accommodation provided in buildings, mobile homes, vessels, or

vehicles for short-term stays (up to 31 nights) for business, leisure, or educational purposes. To qualify, the accommodation must include sleeping, toilet/sanitary, and cooking facilities which are provided for the exclusive use of the visitor. For mobile homes, vessels or vehicles, only those permanently or semi-permanently situated in one place are included. The definition of “regulated visitor accommodation” excludes hotels, guesthouses, bed & breakfasts, youth hostels, bunkhouses, camping barns, or camping and/or caravan sites licensed under the *Public Health Act 1936* or the *Caravan Sites and Control of Development Act 1960*. Accommodation provided by public bodies for specific purposes (e.g. homelessness or asylum support) is also excluded from the definition.

This section also provides Welsh Ministers with the power to make regulations to amend the definition, and therefore potentially extend the scope of the licensing scheme, in future. Before doing so they “must consult any persons they consider appropriate”.

Meaning of fitness for visitor accommodation

The Bill creates the concept of “fitness for visitor accommodation”, which sets out the standards which regulated visitor accommodation must meet. The EM explains that “this is based on the “fit for human habitation” standard in the private rented sector”.

Section 6 explains that a premises offering regulated visitor accommodation is considered “fit” unless it fails to meet either the general fitness standard in section 7, or any relevant specific fitness standards set out in the Bill in sections 9-13. For the general standard, the failure must be serious enough to pose a risk to safety or comfort, such that the “premises are not reasonably suitable” for visitors.

This section also provides Welsh Ministers with a regulation-making power to amend the Act to add to or change the standards premises are required to meet.

Fitness for visitor accommodation: general standard

Section 7 describes the general fitness standard that regulated visitor accommodation must meet. The requirements under the general standard are divided into two parts: those in relation to the risk of harm to visitors (such as the premises being structurally stable, hygienic and secure, and the premises and fixtures being free from disrepair); and those in relation to the amenity of visitors (such as the premises having adequate lighting, heating and ventilation, drainage,

sleeping space and appropriate cooking and sanitary facilities).

Section 7, in combination with section 6, means that if any of these requirements, if applicable, are not met to the extent that there would either be a risk of harm to the visitor or (as the Explanatory Notes put it) “because the quality of the visitor’s experience would be compromised to a sufficient extent”, then the general fitness standard has not been met and the premises is not fit for visitor accommodation.

Fitness for visitor accommodation: specific standards

Section 8 defines the five specific fitness standards: fire prevention; electrical maintenance; gas maintenance; carbon monoxide risk; and insurance. Each of these standards are described in greater detail in sections 9-13.

Fitness for visitor accommodation: fire prevention

Section 9 sets out the fire prevention standard, which involves two requirements being met. The first requirement is that the visitor accommodation provider (VAP) has carried out a fire safety risk assessment of the premises. The second requirement is in two parts:

- i) Firstly, the VAP has implemented any precautions identified in the fire safety risk assessment, and
- ii) Secondly, that in the case of regulated visitor accommodation in a building, mobile home, vessel or other vehicle, there must be at least one working smoke alarm on each storey of the premises. These alarms must be hardwired and interconnected if the premises has a mains electricity supply.

The fire prevention standard reflects requirements in the *Regulatory Reform (Fire Safety) Order 2005* (the FSO) and associated guidance.

Fitness for visitor accommodation: electrical maintenance

Section 10 sets out the electrical maintenance standard. To meet the standard, any regulated visitor accommodation in a building, mobile home, vessel or other vehicle, that uses electricity, must have a valid electrical condition report. This report is written by a qualified professional after they inspect and test all electrical installations at the premises.

Accommodation providers must make sure any necessary repairs identified by the

condition report are done and properly recorded. These reports are usually valid for five years, unless an earlier date is specified in the report. The Explanatory Notes to the Bill state that the electrical maintenance standard reflects the requirements of the guidance issued by Welsh Ministers in accordance with Article 50 of the FSO.

Fitness for visitor accommodation: gas maintenance

Section 11 sets out the requirements regarding the gas maintenance standard. In order to meet the standard there must be a gas maintenance record for any gas appliance, flue and related pipework related to the regulated visitor accommodation. To meet the gas maintenance standard, any regulated visitor accommodation in a building, mobile home, vessel or other vehicle, that uses gas, must have a gas safety record. This record covers all gas appliances, flues, and pipework used in the accommodation—unless they're only used in non-residential parts of the premises.

A Gas Safe registered engineer must inspect the gas systems and provide the record following a physical check of all appliances and flues.

The gas maintenance standard requires VAPs to have an inspection annually, and that a record of the check itself, as well as of any work undertaken to correct a defect, is kept, in line with requirements in the *Gas Safety (Installation and Use) Regulations 1998*.

Fitness for visitor accommodation: carbon monoxide risk

Section 12 sets out the requirements regarding the carbon monoxide risk standard. To meet the standard, regulated visitor accommodation must have a working carbon monoxide alarm in any room that contains a gas, oil, or solid fuel appliance. This includes not just bedrooms or living areas, but also hallways, landings, and corridors.

The standard reflects the requirements of the **guidance issued by Welsh Ministers** in accordance with Article 50 of the FSO.

Fitness for visitor accommodation: insurance

Section 13 sets out the requirements regarding the insurance standard. In order to meet the standard, a visitor accommodation provider must have in place a public liability insurance policy to cover any damages or injuries to third parties (i.e. visitors, or members of the public) that may occur at the premises.

This section also provides Welsh Ministers with a regulation-making power to set specific requirements in relation to particular matters that must be covered by the public liability insurance policy, and the level of cover required.

Chapter 2 – Licensing

It should be noted that the EM states:

At this stage, we have not determined whether the licensing authority functions should be undertaken directly by Welsh Government. As part of the examination of the appropriate delivery roles, we are working with WRA to develop the interaction with the registration of visitor accommodation and the register to be maintained by them under the VARL Act.

Visitor accommodation licenses

Section 14 sets out what is meant by a visitor accommodation licence and states that a premises or part of a premises can be subject to two or more licences.

Licence conditions: general

Section 15 sets out the conditions that must be met in order for a licence to be granted to a VAP:

- The VAP must be registered under the VARL Act in respect of the premises, and the register must show that they provide the accommodation at that location;
- The VAP must meet any relevant training requirements that have been prescribed in regulations;
- The accommodation must meet all relevant specific fitness standards, and the general standard must be met whenever a visitor is entitled to stay at the accommodation;
- The VAP must take all reasonable steps to ensure that copies of the licence certificate and the statement of information (see section 22) are given to the visitor before they arrive;
- The VAP must ensure that a copy of the licence certificate is available at the premises, either on paper or electronically, whenever a visitor is entitled to stay at the accommodation.

Licence conditions: visitor accommodation provider training

Section 16 provides Welsh Ministers with a regulation-making power to impose

a training requirement on VAPs. The training would cover the requirement for a premises to be fit for visitor accommodation, the content of any code of practice issued under section 3, and any other matters connected to the regulation of visitor accommodation that Welsh Ministers consider appropriate.

The regulations may impose different requirements for different types of VAP or premises, and may include training exemptions. The regulations can also make provision as to who can deliver the training and for the charging of fees. The Welsh Ministers must consult any persons they consider appropriate before making any such regulations.

Licence conditions: further conditions

Section 17 provides the Welsh Ministers with a regulation-making power to allow for additional licence conditions to be imposed. This could allow additional conditions to be imposed on regulated visitor accommodation as currently defined in the Bill, but also allows for additional conditions to be set for other types of visitor accommodation if the scheme were expanded in future.

This regulation making power allows conditions to be added in relation to maintaining or improving the standard of visitor accommodation, enhancing the amenity of premises and promoting tourism. The regulations may prescribe a condition by reference to any matter that the Welsh Ministers consider appropriate.

Regulations made under section 17(1) may make amendments to the Act itself.

The Welsh Ministers must consult any persons they consider appropriate before making any regulations under section 17, unless the regulations are amending regulations previously made under this section and are not (in the opinion of the Welsh Ministers) effecting any substantial change.

Licence applications: general

Section 18 provides for the process that a VAP must follow when applying for a visitor accommodation licence. However, the precise details of that process, the information to be provided and the fee to be paid (see section 38), will be specified by Welsh Ministers in the future.

License applications: approval requirements

Section 19 describes the approval requirements that the Welsh Ministers must be

satisfied are met before granting a licence. The approval requirements are:

- The VAP is registered and that the VAP's entry in the register shows the regulated visitor accommodation, to which the application relates, at the premises;
- The VAP meets any training requirements placed on them under section 16;
- The relevant specific fitness standards (see section 8) are met in relation to the premises;
- That the general fitness standard (see section 7) is likely to be met whenever a visitor is entitled to stay at the accommodation.

This section also gives Welsh Ministers the power to expand this list by prescribing that a further licence condition that they have created under section 17 is to be treated as an approval requirement.

Regulations made under section 19(3) may make amendments to the Act itself.

The Welsh Ministers must consult any persons they consider appropriate before making any regulations under Section 19, unless the regulations are amending regulations previously made under this section and are not effecting any substantial change.

Licence applications: determination

Section 20 outlines the procedure Welsh Ministers must follow when determining applications for a visitor accommodation licence from a VAP.

If the Welsh Ministers are satisfied that an application meets the requirements in section 18 and is therefore valid, they must determine the application. If they are not satisfied that the application is valid they must, "as soon as is reasonably practicable", notify the VAP and reject the application.

If the Welsh Ministers are satisfied that the approval requirements in section 19 are met they must, "as soon as is reasonably practicable", approve the application and grant the licence.

If the Welsh Ministers are not satisfied that either the general fitness standard is likely to be met whenever a visitor is entitled to stay at the accommodation, or that any of the other approval requirements are met, they must, "as soon as is reasonably practicable", either refuse the application and notify the VAP giving reasons and an explanation of their right to appeal that decision, or provide the VAP with a further

assessment notice.

A further assessment notice must explain why the Welsh Ministers are not satisfied that the approval requirements are met, specify any action that the VAP could take or information they could provide in order to satisfy the Welsh Ministers that the requirements are met, and state how long they have to provide the information or take the action. The period specified must be at least 28 days from the date notice is given.

The further assessment notice must also specify any action that the Welsh Ministers may take in order to determine whether the approval requirements are met (and by when). The action that the Welsh Ministers may take includes (but is not limited to) inspecting the premises (with the agreement of the VAP) or consulting a local authority, a fire and rescue authority or Rent Smart Wales.

The Welsh Ministers may not be satisfied that an approval requirement is met **for any reason**, including (but not limited to) the information provided or omitted by the applicant, and any other information or evidence provided by a local authority, Rent Smart Wales or a fire and rescue authority. According to the Explanatory Notes the type of information that might be provided “may relate to any of the approval requirements, for example, revocation of an applicant’s landlord licence or any other regulatory action taken by the local authority in relation to the fitness of the premises”.

Section 20 removes the requirement in the FSO for the Welsh Ministers (as licensing authority) to ensure that relevant fire and rescue authority has the opportunity to make representations before they issue a licence under this scheme. The fire prevention standard in section 9 applies to all regulated visitor accommodation.

Licence applications: further assessment prior to determination

Section 21 describes the process the Welsh Ministers must follow, “as soon as reasonably practicable”, after they have concluded under section 20 that a further assessment is required and issued a further assessment notice.

If the Welsh Ministers are satisfied through the provision of further information or enquiries that the approval requirements are met, then they must grant a licence “as soon as is reasonably practicable”. If they are not satisfied that the approval requirements are met, they must, “as soon as is reasonably practicable”, give the VAP a notice refusing the application, setting out the reasons for refusal and notifying them of their right to appeal under section 28.

Grant of licence

Section 22 explains what must be included in a licence certificate given to a VAP when a licence is granted. It must state:

- the premises the licence covers;
- the type of visitor accommodation that may be provided there; and
- the conditions that apply to the licence (see section 15).

The Welsh Ministers must also provide the VAP with a “statement of information” explaining how the licensing system operates and how complaints can be made to Welsh Ministers if a visitor is concerned that a condition of the licence has been breached.

Breach of licence conditions: revocation

Section 23 set out the circumstances under which a licence can be revoked by Welsh Ministers, the process for notifying a VAP of that decision, any right of appeal and when revocations will take effect, subject to the remedial process under section 24 where relevant.

This section also gives Welsh Ministers the power to make regulations to prescribe circumstances in which the VAP can be informed in advance of their intention to give a revocation notice, or when a revocation notice may take effect immediately due to the “seriousness” of the breach of licence conditions.

Breach of licence conditions: remedial notices

Section 24 includes a regulation making power under which the Welsh Ministers **must** establish a remedial notice process. This will set out the circumstances in which Welsh Ministers may not revoke a licence without first issuing a remedial notice, to give the VAP an opportunity to remedy the breach of licence conditions.

Expiry and renewal of licence

Section 25 specifies that licences will expire after one year or “such other, longer, period as may be specified in the licence”.

The EM states that “Licences are generally expected to be valid for a year”.

This section also requires the Welsh Ministers to make provision, in regulations, for the process by which licences will be renewed. In particular this will include, where

a renewal application has been submitted, treating the licence as continuing until the Welsh Ministers have taken a decision regarding the renewal application.

The regulation-making power under this section also allows for offences to be created. According to the EM this is “to ensure the regulations are complied with”.

Amendment of licence

Section 26 provides the Welsh Ministers with a regulation-making power in relation to the circumstances in which a visitor accommodation licence may be amended. Regulations may make provision for the Welsh Ministers to amend the licence in circumstances where the VAP agrees to the amendment and also where the VAP does not agree to the licence being amended.

Provisional licences

Section 27 provides a regulation making power under which the Welsh Ministers may set out arrangements for provisional licences. According to the Explanatory Notes “this is intended to allow consideration of cases where accommodation is unable to meet the approval requirements (for example whilst it is being built or refurbished) but the VAP still wants to advertise (or ‘offer to provide’ it), so that they can be allowed to do so, subject to meeting the approval conditions before visitors are accepted”.

Licensing appeals

Section 28 allows for a VAP to appeal to the First-tier Tribunal against a decision taken by Welsh Ministers in relation to the determination, further assessment or revocation of a licence.

Power to require information

Section 29 allows the Welsh Ministers to issue an information notice to someone who currently provides or offers to provide visitor accommodation (or someone who Welsh Ministers consider may have done this) or a person who assists in the provision of visitor accommodation. An information notice *requires* (rather than requests) the recipient to provide the information specified within a specified time if they have access to it. Failure to comply with a notice without a reasonable excuse is an offence punishable with a fine under section 33.

Power of entry and inspection for enforcement purposes

Section 30 provides the Welsh Ministers with a power to enable an authorised person to enter a premises licensed under Part 3 of the Bill for the purposes of inspection – which includes inspecting, copying or taking away documentary evidence (including information stored on a computer or other electronic device). This only applies where Welsh Ministers have reasonable grounds for believing that a VAP has given them false or misleading information (and thus committed an offence), or breached a licence condition. The licensee must be given reasonable notice of an inspection and force may not be used to gain access to the premises.

Warrant to enter and inspect premises for enforcement purposes

Section 31 sets out that the Welsh Ministers can apply to a magistrate for a warrant to enter a premises where a previous request for entry under section 30 has either gone unanswered or been refused, or where it is reasonably expected that entry will be refused. A warrant may also be granted in respect of premises which are not licensed, but which the Welsh Ministers suspect are being used (or have been used) to offer or provide regulated visitor accommodation.

Offences

The Bill creates a total of five offences. Sections 32, 33, 34, 35 and 47 create the following offences, respectively:

- providing or offering to provide regulated visitor accommodation at unlicensed premises without a reasonable excuse;
- failure to comply with an information notice issued under section 29 without a reasonable excuse;
- knowingly or recklessly supplying false or misleading information to the Welsh Ministers in connection with their functions under this legislation (for instance, as part of a licensing application);
- wilfully obstructing an authorised person who is validly exercising a function under this Part of the Bill;
- marketing or advertising a premises in a way that fails to comply with the requirement in section 46(1) without a reasonable excuse.

A person guilty of an offence under these sections is liable on summary conviction to a fine.

Register of licensed visitor accommodation providers

Section 36 places a duty on Welsh Ministers to establish, maintain and publish a register of visitor accommodation licences.

Exemptions from licensing requirements

Section 37 provides a power to make regulations to make a provider that is exempt from the registration requirements under the *Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025* also exempt from the licensing requirements of this Bill.

Fees in relation to visitor accommodation licenses

Section 38 provides a regulation-making power for the Welsh Ministers to make provision for and in relation to the charging of fees in relation to the licensing scheme. Welsh Ministers “must consult any persons they consider appropriate” before making these regulations.

Powers to share information

Section 39 allows for the sharing of information between Welsh Ministers and a number of listed bodies, as well as other bodies which Welsh Ministers may specify in future by regulations. The bodies listed in this section include Welsh local authorities, Welsh fire and rescue authorities, the Welsh Revenue Authority and Rent Smart Wales.

Special provision in respect of campsites and caravan sites

Should the licensing regime be extended to campsites or caravan sites already subject to licensing schemes under the *Public Health Act 1936* or the *Caravan Sites and Control of Development Act 1960*, section 40 would allow additional conditions to be attached to licences for regulated visitor accommodation provided on those sites, for instance in relation to limiting the period of operation and limiting the capacity of the site.

Chapter 3 Regulated Visitor Accommodation: Contract Terms

Visitor accommodation contracts

Section 41 sets out that a “visitor accommodation contract” refers to a contract that entitles a visitor to stay in or at regulated visitor accommodation for no more than

31 nights (whether or not they are consecutive) and contains exclusions from that definition such as contracts for services or a contract of apprenticeship.

Contractual obligation to ensure premises fit for visitor accommodation

Section 42 provides that an implied term of a visitor accommodation contract is that the accommodation must be “fit for visitor accommodation” at any time a visitor is entitled to stay at the accommodation.

Limits on fitness for visitor accommodation duty: visitor’s fault

Section 43 provides that a VAP is not considered to be in breach of the fitness obligation set out in section 42 if the premises has become unfit for visitor accommodation “wholly or mainly” because of an act or omission by the visitor.

Limits on fitness for visitor accommodation duty: knowledge of VAP

Section 44 provides that a VAP is not considered to be in breach of the fitness obligation set out in section 42 if they are not aware (or could not reasonably be expected to be aware) of the issue that is causing the premises to be unfit.

Part 4 – Provision of information to the public about visitor accommodation

Visitor accommodation directory

Section 45 places a duty on both the Welsh Revenue Authority (WRA) and the Welsh Ministers to jointly produce a publicly accessible electronic directory of premises at which visitor accommodation is provided in Wales. According to the Explanatory Notes, “the combined directory will allow members of the public, as well as organisations and bodies with an interest in the sector, to access information such as whether a particular premises is registered and/or licensed, the name of the business or individual who provides the accommodation, and whether any special licensing conditions are in place, should these be introduced in future”.

Advertising and marketing: provision of information to the public

Section 46 requires all providers of visitor accommodation, regardless of the type of accommodation, or anyone who advertises it on their behalf, to include a valid premises registration number in all advertising and marketing. They must also include instructions on how to access information about the premises in the visitor accommodation directory.

Offence relating to advertising and marketing of premises

Section 47 makes it an offence to fail to comply with section 46 without reasonable excuse. A person guilty of an offence under section 47 is liable on summary conviction to a fine.

Part 5 – Miscellaneous and General

Chapter 1 - Miscellaneous

Duties and liabilities of partnerships and unincorporated bodies

Section 48 sets out that if something needs to be done by a partnership or an unincorporated group under this Bill, it must be done by all the partners or managing members involved at that time. However, any one of them can carry it out on behalf of the group.

Power to make further provision about partnerships and unincorporated bodies

Section 49 gives the Welsh Ministers the power to make regulations to add to, repeal or revoke, or otherwise amend any provision made by or under this Bill in relation to cases where persons carry on business in partnership or as an unincorporated body.

Offences committed by partnerships and unincorporated bodies

Section 50 sets out how offences committed by partnerships and unincorporated bodies are treated under the Bill.

Criminal liability of senior officers etc.

Section 51 deals with the criminal liability of senior officers where offences are committed by a body corporate, partnership or unincorporated body under this Bill.

Power to make provision about death, incapacity and insolvency

Section 52 gives the Welsh Ministers the power to make regulations about the death, incapacity or insolvency of a VAP.

Power to make provision about transfers of businesses as going concerns

Section 53 gives the Welsh Ministers the power to make regulations to provide for the continuity of treatment under this Bill of a business which is transferred as a going concern.

Penalty notices

Section 54 sets out that Welsh Ministers may give a penalty notice for offences committed under this Bill. This section also gives Welsh Ministers a regulation making power to make provision for, among other things, the form and content of penalty notices, and the sum payable under a penalty notice.

Guidance issued by the Welsh Ministers

Section 55 creates a duty on Welsh Ministers to issue guidance on Parts 3 and 4 of the Bill (i.e. the licensing scheme, the directory of visitor accommodation, and the marketing and advertising of visitor accommodation) and any regulations made under those Parts.

Power to make consequential, transitional etc. provision

Section 56 enables the Welsh Ministers to make regulations to provide for incidental, supplementary, consequential, transitional or saving provisions arising from the provisions of this Bill.

Regulations under this Act

Section 57 makes general provision about regulations made under the powers in this Bill and the associated Senedd approval procedures.

Interpretation and index of defined terms

Section 58 defines a list of terms used in the Bill.

Coming into force

Section 59 makes provision for when the provisions in the Bill come into force.

Short title

Section 60 gives the short title as the *Development of Tourism and Regulation of*

Visitor Accommodation (Wales) Act 2026.

Schedule 1 - Amendments to the Development of Tourism Act 1969

This Schedule makes consequential amendments to the *Development of Tourism Act 1969* resulting from section 2 of the Bill.

Schedule 2 - Amendments relating to the Register of Visitor Accommodation Providers

This Schedule amends the *Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025* and *Tax Collection and Management (Wales) Act 2016* in connection with the licensing scheme in Part 3 of the Bill.

5. Financial implications of the Bill

The cost of the Bill is estimated to be **£41.84m over a 10-year period** (2026-27 to 2035-36), comprised of:

- **£9.46m in administrative costs**, all of which will be met by the Welsh Government, consisting of £9.16m of transitional costs and £0.3m of recurrent spending. The transitional costs include the development costs for a digital system, estimated as £3.93m. The EM states that the Welsh Government “will examine the scope to reduce these costs through the use of Artificial Intelligence and synergies with registration of visitor accommodation”.
- **£32.37m in compliance costs** to be met by visitor accommodation providers, based on the estimate of there being 30,000 premises that fall within the initial scope of the Bill. However, the EM notes that “the main uncertainty in developing the cost estimates is the paucity of reliable data on the number of self-catering lets available in Wales”.

The EM also states “it is assumed that whilst some visitor accommodation providers may choose to pass on some or all of these costs to visitors via increased charges, others may prefer to absorb them and accept reduced profit margins, although it is not possible to estimate the proportion in either case”.

The RIA states that the Welsh Government considered three options:

- **Option 1: Business as usual** – This option was discounted as “doing nothing would allow the current situation to persist, whereby a potentially increasing number of visitor accommodation providers in Wales may be providing accommodation that is not compliant with existing statutory requirements, which risks undermining the reputation of the sector and harming the visitor economy in Wales”.
- **Option 2: Preferred option (the Bill)** – This option involves the introduction of a nationwide visitor accommodation licensing scheme underpinned by training requirements, documentary evidence of compliance, and an intelligence-led and risk-based approach to enforcement in partnership with local authorities and other regulators.
- **Option 3: Rigorous licensing scheme** – This option involves the introduction of a visitor accommodation licensing scheme supported by a rigorous assurance, compliance and enforcement regime (including inspections of premises) delivered solely by the licensing authority. This option was discounted on the basis of cost and the fact it would be more burdensome on licence applicants

and licensees.

6. *Senedd scrutiny*

There are **four stages to the Senedd's scrutiny of Bills**.

Stage 1

The Bill has been referred to the Economy, Trade and Rural Affairs (ETRA) Committee for Stage 1 scrutiny, with a deadline of 19 December 2025 for it to report on the general principles of the Bill.

The Committee will be holding a short call for evidence on the Bill, and will hold evidence sessions in November to hear stakeholder views before reporting to the Senedd.

The Bill will also be considered by the Legislation, Justice and Constitution Committee and the Finance Committee.

Further information on scrutiny at Stage 1 is available on the **[Bill webpage](#)**.

Stage 2 and beyond

Should the Senedd agree to the general principles of the Bill, it will be subject to amendment at Stage 2. These amendments will be considered by the ETRA Committee. The Business Committee's timetable for the Bill sets a deadline of 13 February 2026 for Stage 2 to be completed.

The Bill would then be subject to further amendment by all Members of the Senedd in Plenary (Stage 3) before a final vote on whether to pass the legislation (Stage 4).