OFFERYNNAU STATUDOL CYMRU

2021 Rhif 253 (Cy. 66)

LANDLORD A THENANT, CYMRU

Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) 2021

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Mae adran 82 o Ddeddf y Coronafeirws 2020 yn sicrhau na chaniateir gorfodi ailfynediad neu fforffediad am beidio â thalu rhent mewn perthynas â thenantiaethau busnes perthnasol yn ystod y cyfnod perthnasol ("relevant period"). Mae adran 82(12) o'r Ddeddf yn diffinio'r "relevant period" fel cyfnod sy'n dechrau ar 26 Mawrth 2020, ac sy'n dod i ben ar 30 Mehefin 2020, neu ar unrhyw ddyddiad diweddarach a bennir mewn rheoliadau a wneir gan yr awdurdod cenedlaethol perthnasol.

Gweinidogion Cymru yw'r awdurdod cenedlaethol perthnasol o ran Cymru.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) 2020 (O.S. 2020/606 (Cy. 140)) y cyfnod perthnasol hyd 30 Medi 2020.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 2) 2020 (O.S. 2020/960 (Cy. 214)) y cyfnod perthnasol ymhellach hyd 31 Rhagfyr 2020.

WELSH STATUTORY INSTRUMENTS

2021 No. 253 (W. 66)

LANDLORD AND TENANT, WALES

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2021

EXPLANATORY NOTE

(This note is not part of the Regulations)

Section 82 of the Coronavirus Act 2020 ensures that re-entry or forfeiture for non-payment of rent may not be enforced in relation to relevant business tenancies during the "relevant period". Section 82(12) of the Act defines the "relevant period" as beginning on 26 March 2020, and ending on 30 June 2020, or such later date as may be specified in regulations made by the relevant national authority.

The Welsh Ministers are the relevant national authority in relation to Wales.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2020 (S.I. 2020/606 (W. 140)) extended the "relevant period" until 30 September 2020.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 2) Regulations 2020 (S.I. 2020/960 (W. 214)) further extended the "relevant period" until 31 December 2020.

Estynnodd Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 3) 2020 (O.S. 2020/1456 (Cy. 314)) y cyfnod perthnasol ymhellach hyd 31 Mawrth 2021.

O ganlyniad i'r Rheoliadau hyn, mae'r moratoriwm a ddarperir gan adran 82 o'r Ddeddf wedi ei estyn ymhellach hyd 30 Mehefin 2021.

Mae rheoliad 2 o'r Rheoliadau hyn yn estyn y cyfnod perthnasol hyd 30 Mehefin 2021.

Mae rheoliad 3 o'r Rheoliadau hyn yn dirymu Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 3) 2020.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, lluniwyd asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn. Gellir cael copi oddi wrth: Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ ac ar wefan Llywodraeth Cymru ar www.llyw.cymru.

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 3) Regulations 2020 (S.I. 2020/1456 (W. 314)) further extended the "relevant period" until 31 March 2021.

As a result of these Regulations, the moratorium provided by section 82 of the Act is further extended until 30 June 2021.

Regulation 2 of these Regulations extends the "relevant period" until 30 June 2021.

Regulation 3 of these Regulations revokes the Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 3) Regulations 2020.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, a regulatory impact assessment has been prepared as to the likely costs and benefits of complying with these Regulations. A copy can be obtained from the Welsh Government, Cathays Park, Cardiff, CF10 3NQ and on the Welsh Government's website at www.gov.wales.

OFFERYNNAU STATUDOL CYMRU

2021 Rhif 253 (Cy. 66)

LANDLORD A THENANT, CYMRU

Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) 2021

Gwnaed	*5 Mawrth 2021*
Gosodwyd gerbron Senedd Cymru	*9 Mawrth 2021*
Yn dod i rym	*31 Mawrth 2021*

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pŵer a roddir iddynt gan adran 82(12) o Ddeddf y Coronafeirws 2020(**1**).

Enwi a chychwyn

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) 2021.

(2) Daw'r Rheoliadau hyn i rym ar 31 Mawrth 2021.

Estyn y cyfnod perthnasol sy'n darparu gwarchodaeth rhag fforffediad etc.

2. At ddibenion adran 82 (tenantiaethau busnes yng Nghymru a Lloegr: gwarchodaeth rhag fforffediad etc.) o Ddeddf y Coronafeirws 2020, mae'r "relevant period", fel y'i diffinnir yn is-adran (12) o'r adran honno yn gorffen, o ran Cymru, â 30 Mehefin 2021.

(**1**) 2020 p. 7.

WELSH STATUTORY INSTRUMENTS

2021 No. 253 (W. 66)

LANDLORD AND TENANT, WALES

The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2021

Made	*5 March 2021*
Laid before Senedd Cymru	*9 March 2021*
Coming into force	*31 March 2021*

The Welsh Ministers make the following Regulations in exercise of the power conferred on them by section 82(12) of the Coronavirus Act 2020(**1**).

Title and commencement

1.—(1) The title of these Regulations is the Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) Regulations 2021.

(2) These Regulations come into force on 31 March 2021.

Extension of relevant period providing protection from forfeiture etc.

2. For the purposes of section 82 (business tenancies in England and Wales: protection from forfeiture etc.) of the Coronavirus Act 2020, the "relevant period", as defined in subsection (12) of that section ends, in relation to Wales, with 30 June 2021.

(**1**) 2020 c. 7.

Dirymu

3. Mae Rheoliadau Tenantiaethau Busnes (Estyn Gwarchodaeth rhag Fforffediad etc.) (Cymru) (Coronafeirws) (Rhif 3) 2020(**1**) wedi eu dirymu.

Revocation

3. The Business Tenancies (Extension of Protection from Forfeiture etc.) (Wales) (Coronavirus) (No. 3) Regulations 2020(**1**) are revoked.

Ken Skates

Y Gweinidog yr Economi, Trafnidiaeth a Gogledd Cymru, un o Weinidogion Cymru
5 Mawrth 2021

Minister for Economy, Transport and North Wales, one of the Welsh Ministers
5 March 2021

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(**1**) O.S. 2020/1456 (Cy. 314).

(**1**) S.I. 2020/1456 (W. 314).

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