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Ysgrifennydd y Cabinet dros Gyllid a'r Gymraeg
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Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref
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All Members of the Senedd
Senedd Cymru
Cardiff Bay
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3 March 2026

Dear Member of the Senedd,

**Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill -
Government Amendments**

I am enclosing detail of the Government amendments tabled to the Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill, together with an explanation of their purpose and effect.

Yours sincerely,

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Cabinet Secretary for Finance and Welsh Language

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DEVELOPMENT OF TOURISM AND REGULATION OF VISITOR ACCOMMODATION (WALES) BILL – STAGE 3 GOVERNMENT AMENDMENTS

The information below is designed to explain the purpose and effect of the amendments tabled in the name of Mark Drakeford MS on 27 February 2026 – **please see – Notice of Amendments – 27 February 2026**.

Adt.	Explanation
1	This amendment updates the overview of the Bill to reflect amendments proposed to Part 4.
2	This amendment is a technical clarification that to be treated as regulated visitor accommodation for the purposes of subsection 5(1)(a), accommodation must be provided both on a short-term basis and for the purposes of business or leisure travel or educational trips.
3	This amendment clarifies that the Bill only applies to accommodation in Wales.
4	This amendment is a technical clarification to make clear that accommodation that would otherwise fall within the definition of visitor accommodation in the Bill, is not to be treated as visitor accommodation if, and in so far as, it is being provided by a public body in the circumstances described in section 29(2)(b) of the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025. These circumstances include, for example, provision of accommodation to the homeless, or for immigration purposes.
5	This amendment allows the Welsh Ministers to make provision by regulations about the meaning of references to “premises” at which regulated visitor accommodation is provided where they appear in the Bill. This is to ensure that the licensing scheme functions as intended in the event that the scheme is extended to different descriptions of regulated visitor accommodation in the future.
6	This is a technical clarification to ensure the fitness standards also apply when a person is offering to provide the accommodation, but not yet providing.
7	This amendment clarifies the scope of the regulation making power to make further or different provision about fitness for visitor accommodation, which is intended to refer only to amending the general fitness standards or amending, adding to or omitting the specific fitness standards.
8	This amendment clarifies that the provision in section 6(4) about the application of the general and specific fitness standards to different parts of premises also applies for the purposes of Chapter 3 (contract terms).

9	This is a technical clarification to ensure the fitness standards also apply when a person is offering to provide the accommodation, but not yet providing.
10	This amendment clarifies that a gas maintenance record does not have to relate to any gas appliance or installation pipework in another part of the premises except where the accommodation is in a building (as opposed to a mobile home, vessel or other vehicle).
11	This amendment specifies that a cabin or other similar area in a vehicle, vessel or mobile home is treated as a room for the purpose of the carbon monoxide fitness standard.
12	This amendment is a technical clarification that references to “visitor accommodation licence” throughout the Bill are intended to refer to both full licences and provisional licences, unless stated otherwise or the context requires otherwise.
13	This amendment removes a cross-reference to section 40, which would only have effect if accommodation at campsites and/or caravan sites were brought into the regime under the Bill by regulations.
14	This amendment is consequential to amendment 38 and inserts a cross-reference to clarify that provisional licences are granted subject to different conditions.
15	This amendment clarifies that the licence condition in section 15(2)(ii) is that the visitor accommodation provider (“VAP”) that holds the licence must be registered in relation to the regulated visitor accommodation to which the licence relates, irrespective of whether the VAP is actively providing the visitor accommodation for the time being. Amendments 93-95, 97-99, and 102-104 have the same purpose.
16	This amendment is consequential to amendment 8, which clarifies the meaning of references to “the premises”
17	This amendment is consequential to amendment 13, to update a cross-reference.
18	This amendment clarifies that regulations made under section 16 are not required to make provision for a VAP to complete training about a code of practice in circumstances where no code of practice has been issued under section 3.
19	This amendment updates cross-references to subjects which can be covered by training under section 16, to ensure such training can address issues covered in Part 5, such as transfers of licences or what happens when an accommodation

	provider dies or becomes incapacitated, as well as requirements or procedures set by regulations.
20	This amendment reflects amendment 3, which requires accommodation to be in Wales to be visitor accommodation for the purposes of the Bill and therefore makes this reference unnecessary.
21	This amendment is consequential to amendment 12 and clarifies that the application process in section 18 is for full licences and not provisional licences.
22	This amendment clarifies that the fee referred to in this section is only such fee as is charged for the purposes of processing an application.
23	This amendment reflects that licensing functions are included in Parts 3 to 5 of the Bill and regulations made under those Parts, so is intended to reflect that information in an application could be relevant to any of those functions.
24	This amendment is intended to signpost that section 27 as amended by amendment 38, contains further provision about the approval requirements for provisional licences.
25	This amendment is consequential to amendment 15, and ensures the approval requirement in relation to registration is in line with the licence condition under section 15, as amended. See also amendments 93-95, 97-99 and 102-104.
26	This amendment is consequential to amendment 8, which clarifies the meaning of references to "the premises".
27	These amendments substitute the content of sections 20 and 21 to clarify the procedure the Welsh Ministers must follow when determining whether or not to grant a licence application, including separating the further assessment procedure by moving it into section 21, and clarifying that the determination as to whether a licence is granted is made under section 20 (and is therefore subject to the provisions set out under that section). In particular, the substituted text:
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	<ul style="list-style-type: none"> • Provides that the Welsh Ministers are only required to process applications made in accordance with the requirements set out in (or in regulations made under) section 18. This is to support consistency with The Provision of Services Regulations 2009. • Clarifies the information the Welsh Ministers must or may have regard to when determining the application, including, in particular, in circumstances where a further assessment has been carried out. • Clarifies that where the Welsh Ministers consider it appropriate to arrange an inspection of premises, this is to be done by agreement with the VAP and by a person authorised in writing by the Welsh Ministers.

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- Clarifies that the Welsh Ministers must be satisfied the approval requirements are met in relation to the premises in respect of which the application is made, and that, in the case of accommodation provided in only part of the premises, that the requirements are met in relation to that part specifically.
 - Clarifies that the Welsh Ministers are not required to grant the licence unless any licence fee has been paid.
 - Clarifies the duty of the Welsh Ministers to notify the applicant as to whether the application is granted and include in that notice details of any appeal rights.
 - Provides the date from which a licence takes effect, and that, where an application is made for more than one premises, those applications can be determined separately.
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29 This amendment is consequential to amendments 27, 28 and 38, and provides that the requirements set out in section 22 only apply where the licence is granted under section 20 (and not where a provisional licence is granted under section 27)

30 This amendment is consequential to amendment 40 and clarifies that regulations made under section 23 must provide that the Welsh Ministers are required to inform an accommodation provider of any rights they have to appeal a decision to revoke their licence under that section.

31 This amendment clarifies that the regulation making power in section 23(5)(a) is intended to provide for circumstances where warnings may be issued that the Welsh Ministers will revoke a licence if a condition is breached again.

32 This amendment is consequential to amendment 33, which encompasses the effect of the subsection to be deleted.

33 This amendment moves the provision to allow regulations to provide for appeals against remedial notices, and allows those regulations to amend the face of the Bill. The purpose of this is to ensure the remedial process works as intended for all relevant types of accommodation, in particular if conditions of a type specified in section 40 are introduced to the scheme, and for both full and provisional visitor accommodation licences.

34 This amendment specifies that regulations providing for an alternative licence period may prescribe different licence periods in different cases, including, for example, for different types of premises, accommodation, or providers.

35 This amendment is consequential to amendment 36, which encompasses the effect of the provision to be deleted.

36 This amendment replaces the requirement to make provision by regulations enabling a licence to continue to have effect whilst a renewal application is determined.

It also expressly allows for regulations to make provision about the requirements which must be met by a renewal application and the process for such applications and allows for regulations to prescribe different renewal requirements in different cases.

37 This amendment replaces the substantive provision under section 26 to make it explicit that the power to make provision in relation to the amendment of licences also includes provision to allow for temporary and partial amendments to licence conditions. This is to ensure provision may be made to allow for circumstances where some of the regulated visitor accommodation at a premises may not meet the required conditions, for example, as a result of refurbishment.

This amendment also allows regulations about licence amendments to make provision for appeals. The purpose of this is to allow appeals to be made in cases where licence amendments relate to the application of conditions which might be specified in future, under either section 17 or section 40, which apply only in certain cases. In these circumstances, this amendment would allow provision to be made for an accommodation provider to appeal the application of such a condition as part of a licence amendment.

The amendment also defines references to premises for the purposes of this section.

38 This amendment replaces the regulation making power in section 27 with express provision in the Bill about provisional licences. In particular it provides:

- that where a VAP intends to offer or provide regulated visitor accommodation and can meet approval requirements in relation to registration and any relevant training, but not in relation to all of the general or specific fitness standards, they can apply for a provisional licence under this section.
- that a provisional licence is subject to a condition that it does not permit the holder to accept visitors into their accommodation, for which they would need a full licence.
- that the Welsh Ministers must grant the application where the training and registration requirements are met and any licence fee is paid. It also provides that a person must be notified of the decision and may appeal the decision if the Welsh Ministers have refused the application or granted the licence subject to conditions that the person wishes to challenge.

In addition, to ensure alignment with section 20 (as amended by amendment 27) in so far as is appropriate, this amendment:

- Provides that the Welsh Ministers may specify the required form and content of an application for a provisional licence and are only required to process applications that are made in accordance with those requirements.
 - Clarifies that the Welsh Ministers must be satisfied the approval requirements are met in relation to the premises in respect of which the application is made, and that, in the case of accommodation provided in only
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	<p>part of the premises, that the requirements are met in relation to that part specifically.</p> <ul style="list-style-type: none"> • Clarifies that the Welsh Ministers are not required to grant the licence unless any licence fee has been paid. • Clarifies the duty of the Welsh Ministers to notify the applicant as to whether the application is granted and include in that notice details of any appeal rights. • Provides the date from which a licence takes effect, and that, where an application is made for more than one premises, those applications can be determined separately.
39	<p>This amendment adds a new section containing a power to make further provision by regulations about provisional licences.</p> <p>The amendment also provides that a provisional licence holder may apply for a full licence, but cannot hold both a full and provisional licence in respect of the same premises so, where a full licence is granted, the provisional licence must be revoked.</p>
40	<p>This amendment replaces section 28(1) in respect of rights of appeal. This is intended to clarify that any decision to award a licence other than on the terms for which it was applied, or in relation to revoking a licence, can be appealed by the person to whom the decision applies.</p>
41	<p>This amendment, in combination with amendment 81 moves the power to issue information notices to Part 5 of the Bill, to reflect its overarching application to Welsh Ministers' functions under Parts 3 to 5 of the Bill.</p>
42	<p>This amendment clarifies that an inspection can take place when the Welsh Ministers have reasonable grounds to believe that either of the circumstances in subsection 30(1)(b) have occurred.</p>
43	<p>This amendment is consequential to amendment 28, clarifying that subsection 30(3)(c) refers to a person's authorisation by the Welsh Ministers.</p>
44	<p>This amendment is intended to clarify that the reference to a visitor refers to one who is residing at the premises being inspected.</p>
45	<p>This amendment removes the power to require a person to provide documents when conducting an inspection. This is intended to avoid the risk of someone providing false and misleading information without having time to consider whether it might be false or misleading. This does not remove the power to inspect, copy or take away documents in section 30(3)(e).</p>
46	<p>This amendment is consequential to amendment 28, which inserts the definition of authorised person into section 21.</p>
47	<p>This is a technical amendment to clarify that a warrant under section 31 only allows entry to premises the Welsh Ministers have reasonable grounds for</p>

	believing is a place at which regulated visitor accommodation has been or is being offered or provided.
48	This amendment removes the power to require a person to provide documents when conducting an inspection. This is intended to avoid the risk of someone providing false and misleading information without having time to consider whether it might be false or misleading. This does not remove the power to inspect, copy or take away documents in section 31(5)(c).
49	This amendment limits the scope of the offence in section 32 to providing unlicensed visitor accommodation. Amendments 70 and 71 replace the offence in relation to advertising or otherwise marketing or offering unlicensed accommodation in Part 4 of the Bill.
50	This amendment clarifies that to avoid committing an offence when providing regulated visitor accommodation, a licence must be held which relates to the regulated visitor accommodation being provided. It also clarifies that no offence is committed where accommodation is provided with the permission (be that direct or via an authorised intermediary or intermediaries) of a visitor accommodation provider who holds a licence which relates to the regulated visitor accommodation being provided.
51	This amendment, in combination with amendment 82, moves section 33 to Part 5 of the Bill. See also amendments 41, 52, 81 and 83, which move the power to issue information notices and offence of providing false or misleading information to Part 5 of the Bill.
52	This amendment, in combination with amendment 83, moves the offence of providing false or misleading information to Part 5 of the Bill, to reflect its overarching application to Welsh Ministers' functions under Parts 3 to 5 the Bill.
53	These amendments are intended to clarify that where there is no warrant in respect of an entry to a premises, the offence of wilful obstruction only applies to persons that provide, assist with or facilitate the provision of, regulated visitor accommodation at that premises.
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56	This amendment allows the Welsh Ministers to include information in relation to any of their functions under the Bill in the register of licences. In particular, this may include information in relation to functions exercised under Chapter 1 of Part 5, or under Part 4 of the Bill.

57	This amendment provides that the register of licences under section 36 should include all licences issued under the Chapter, irrespective of whether they are full licences or provisional licences.
58	This amendment clarifies that the question of whether an address is published should be determined with reference to the address of visitor accommodation in respect of which the accommodation provider is registered. See also amendment 95.
59	This amendment is consequential to amendment 80, which provides for a new power to exempt prescribed persons from the core requirements of the Bill.
60	This amendment allows fees to be charged in connection with functions under Chapter 1 of Part 5 of the Bill in addition to under Chapter 2 of Part 3. This is intended to ensure that administrative costs can be recovered in relation to functions under Chapter 1 of Part 5, such as processing licence transfers.
61	This is a minor and technical amendment to ensure equivalence between the English and Welsh language versions of the Bill. There is no corresponding amendment to the English language version.
62	This amendment provides that information notice powers can only be used in relation to Parts 3 to 5 of the Bill. This is intended to clarify that this power is not to be used in connection with the general tourism development functions in Part 2 of the Bill.
63	These amendments add functions under Part 4 and Chapter 1 of Part 5 to those
64	in connection with which information can be shared with other bodies and public authorities under section 39. This is intended to reflect the regulatory functions included in Part 4 and Chapter 1 of Part 5 of the Bill.
65	This amendment narrows the scope of the data sharing gateway to be inserted in the Tax Collection and Management (Wales) Act 2016, so that it only allows the sharing of information which relates to registration, not any other information held by the Welsh Revenue Authority.
66	This amendment clarifies that the inclusion of information on the directory is not intended to be dependent on whether the visitor accommodation provider is actively providing the accommodation at a given point in time.
67	This amendment is a technical clarification, consequential to amendment 70.
68	This amendment is a technical clarification to make an internal cross-reference more specific.
69	This amendment clarifies that references to a visitor accommodation provider in subsection 46(2) are to the visitor accommodation provider in relation to the premises in question.

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- 70 In combination with amendment 71, this amendment replaces the offence removed from section 32 by amendment 49 in relation to offering unlicensed regulated visitor accommodation. The purpose being to include all offences in relation to the advertising and marketing of visitor accommodation together.
- The amendment also clarifies that references to the registration number are to the number issued to the visitor accommodation provider who is registered in relation to the accommodation being provided.
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- 71 This amendment reflects the movement of the offence in relation to offering unlicensed accommodation to section 46 under amendments 49, 50 and 67-70.
- It also sets out that it would be a reasonable excuse, in respect of either of the offences in section 47, for a person to have taken all reasonable steps to comply with the corresponding requirement in section 46, and to be unaware (if they could not reasonably have been expected to be aware) that they were not complying with that requirement.
- It also clarifies that a person can only be punished once for an offence under this section.
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- 72 This amendment clarifies that the power to make regulations about continuity of provision in cases of death, incapacity and insolvency includes the power to disapply the corresponding offences on an interim or temporary basis.
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- 73 This amendment allows regulations about death, incapacity and insolvency to permit the transfer of licences in those cases.
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- 74 This amendment allows regulations about death, incapacity and insolvency to disapply any of the offences under Parts 3 to 5 of the Bill. This is intended to allow accommodation to continue to be provided as an interim or temporary measure without an offence necessarily being committed.
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- 75 This amendment allows regulations to make provision about circumstances where regulated visitor accommodation is transferred between providers in addition to where a whole business is transferred as a going concern.
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- 76 This amendment clarifies the matters relating to the transfer of premises or transfer of a business as a going concern about which provision can be made in regulations. This is consequential to amendment 77, which expressly allows regulations to make provision about the transfer of licences in those circumstances.
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- 77 This amendment clarifies that regulations may make provision supporting temporary continuity of the provision of regulated visitor accommodation where premises or a business is transferred. It also makes express that regulations under this section may specify the circumstances in which the transfer of visitor accommodation licences can take place, and the process associated with such transfers.
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78	This amendment is consequential to amendments 76 and 77, correcting the internal cross-reference.
79	This amendment, in combination with amendments 77 and 78, allows regulations about transfers of businesses or premises to temporarily disapply relevant offences to support continuity of provision of the visitor accommodation during the transfer.
80	This amendment replaces what was section 37, removed as a result of amendment 59. It provides that the Welsh Ministers may make regulations disapplying the offences under section 32 (in relation to the provision of regulated visitor accommodation) and/or section 47 (in relation to advertising and marketing visitor accommodation), and from the contractual requirements in section 42(2) in specified circumstances.
81	This amendment, in combination with amendment 41, moves section 29 to Part 5 of the Bill, to reflect its applicability to Parts 3-5.
82	This amendment, in combination with amendment 51, moves section 33 to Part 5 of the Bill. See also amendments 41, 52, 81 and 83, which move the power to issue information notices and offence of providing false or misleading information to Part 5 of the Bill.
83	This amendment, in combination with amendment 52, moves section 34 to Part 5 of the Bill, to reflect its applicability to Parts 3 to 5. It also clarifies that the offence can only be committed by providing false or misleading information in connection with functions related to those Parts of the Bill. It also clarifies that it is a defence, for any information provided (not just information provided under an information notice), for the person providing the information to declare at the time that they suspect it to be false or misleading.
84	This amendment extends the Parts of the Bill on which the Welsh Ministers are required to publish guidance to include Part 5, reflecting the regulatory functions contained in that Part. It refers only to providing guidance in connection with the regulation of visitor accommodation to reflect that some of the corresponding provisions are procedural.
85	This amendment is a technical clarification to the requirement to consult on the review of the operation of the Bill.
86	This amendment is consequential to amendment 5, and inserts references to the regulation-making powers at section 5(7)(d) (meaning of premises) into the

	list of provisions at subsection 58(4). The effect being that regulations made in exercise of that power will be subject to the Senedd approval procedure.
87	This amendment updates the cross-reference to the purpose of regulation-making powers under section 25, in relation to licence periods and renewals, so that all regulations under section 25 are subject to the Senedd approval procedure.
88	This amendment is consequential to amendments 38 and 39, and updates the reference to the regulation-making power in respect of provisional licences in the list of provisions at subsection 58(4), from section 27 to section 28(3), as a result. The effect being that regulations made in exercise of that power will be subject to the Senedd approval procedure.
89	This amendment inserts references to the regulation-making powers at section 53(1) (power to disapply certain provisions of Act) into the list of provisions at subsection 58(4), as inserted by amendment 80. The effect being that regulations made in exercise of that power will be subject to the Senedd Approval procedure.
90	This amendment is consequential to amendment 38, and inserts the meaning of "provisional visitor accommodation licence" into the list of defined terms under section 59.
91	This amendment is consequential to amendment 12, and inserts the meaning of "visitor accommodation licence" into the list of defined terms under section 59.
92	This is a minor and technical amendment, consequential to amendments 38, 39, 59 and 80. It also adds section 26, in relation to licence amendments, into the set of powers which come into force on 5 March 2029.
93	These amendments, alongside amendments 97-99 and 102-104 are a package which replaces the process to be amended in the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 to notify and record inactivity of licensed visitor accommodation providers so they can remain on the register and therefore not breach the corresponding condition of their licence. Instead, the register will record whether or not a visitor accommodation provider is currently offering or providing the regulated visitor accommodation in respect of which they're registered. If they cease operating that accommodation whilst still holding a licence, they will be able to update that statement and meet their duty to keep their register entry up to date without removing their registration in respect of the accommodation.
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	Amendment 95 replicates the effect of amendment 58 for the purposes of the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025.

96	This amendment is consequential to amendment 12, updating the cross-reference to the meaning of a visitor accommodation licence to be inserted into the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025.
97	These amendments, alongside amendments 93-95 and 102-104, are a package which replaces the process to be amended in the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 to notify and record inactivity of licensed visitor accommodation providers so they can remain on the register and therefore not breach the corresponding condition of their licence. Instead, the register will record whether or not a visitor accommodation provider is currently offering or providing the regulated visitor accommodation in respect of which they're registered. If they cease operating that accommodation whilst still holding a licence, they will be able to update that statement and meet their duty to keep their register entry up to date without removing their registration in respect of the accommodation.
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100	This is a minor technical amendment, consequential to amendments 27, 28, 38 and 39, to ensure references to licensing applications made and determined under the Bill in section 14A of the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 (as inserted by paragraph 11 of Schedule 2 to the Bill), correctly encompass all licence applications. The effect being that the disapplication of days counted for the 31-day rule created under section 14A also encompasses those who apply for a provisional licence.
101	This amendment is consequential to amendment 100, and ensures the disapplication within the corresponding penalty provision, under section 15 of the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025, also encompasses those who apply for a provisional licence.
102	These amendments, alongside amendments 93-95 and 97-99, are a package which replaces the process to be amended in the Visitor Accommodation (Register and Levy) Etc. (Wales) Act 2025 to notify and record inactivity of licensed visitor accommodation providers so they can remain on the register and therefore not breach the corresponding condition of their licence. Instead, the register will record whether or not a visitor accommodation provider is currently offering or providing the regulated visitor accommodation in respect of which they're registered. If they cease operating that accommodation whilst still holding a licence, they will be able to update that statement and meet their duty to keep their register entry up to date without removing their registration in respect of the accommodation.
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	Amendment 103 also requires the register to show the amount of regulated visitor accommodation at a given premises, and the maximum number of people that can be accommodated in each regulated visitor accommodation at the premises. This is to allow the Welsh Ministers and visitors, to distinguish between the regulated visitor accommodation provided at the premises for licensing purposes.