

# Annual renewals

## What happens if you don't renew by 1 May 2026?

If you don't pay your annual registration fee by **1 May 2026** we can:

- **under Rule 25** withhold warranty release confirmation on your homes that are due for pre-handover inspection
- **under Rule 30** suspend your registration for failure to pay your annual registration fee in breach of **Rule 6**.

Please visit our website to see a full copy of the Rules: **Terms & Conditions - NHBC**

## What happens if you are suspended from the Register?

If we do suspend your registration, you will still need to comply with the Rules for any active sites you have registered for any NHBC warranty and insurance policies. This means that whilst your annual registration fee remains unpaid and your registration is suspended, the following applies.

- We may stop inspections of your plots.
- If you have unfinalled homes (ie, plots that have not had a final pre-handover inspection), then we **will not** issue a warranty release confirmation (formerly known as a CML) for these homes, even if they have been sold. This means the homes **will not** have Section 2 and 3 of the NHBC warranty and insurance policy and, if you have exchanged contracts of sale (or missives concluded in Scotland) for any unfinalled homes, the purchaser's solicitor **will not** be able to obtain cover confirmation to enable the release of the mortgage funds and complete the purchase. You will need to inform any potential purchasers, or their solicitors, that alternative arrangements for warranty and insurance cover will need to be made.
- You **will not** be able to register any more homes with us for any NHBC warranty and insurance policies (**Rule 30(c)(i)**).
- You **must not** issue (without our written permission) NHBC warranty and insurance policy documents, policy numbers or activation codes in respect of any homes that remain unsold (ie, for which sale contracts have not been exchanged or, in Scotland, missives not concluded) (**Rule 30(c)(ii)**). This means that even where a home has received a warranty release confirmation, **you cannot** advise prospective purchasers that the home has the benefit of an NHBC warranty and insurance policy or market or sell any home with an NHBC warranty and insurance policy where contracts have not been exchanged or missives not concluded. We **will not** issue an NHBC warranty and insurance policy certificate for any homes you sell whilst your registration is suspended.
- You must not indicate to any person by any means that you are an NHBC registered builder/developer, unless you also indicate that you are currently suspended (**Rule 30(c)(iii)**). Therefore, you **will no longer** be able to market your homes using our brand.
- You must return to us the NHBC warranty and insurance notification documents (the documents confirming the policy number and activation code) for all unsold plots/homes. Please send all hard copy documents to Customer Services, NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, MK5 8FP or send all electronic documents to **ARenewal@nhbc.co.uk** and delete all electronic copies that you hold.

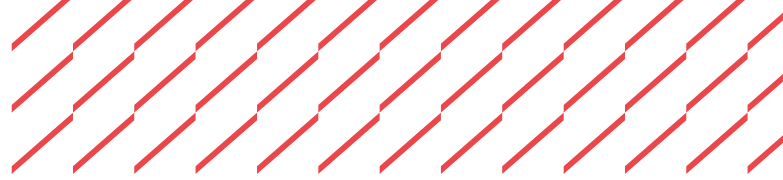
## You still need to comply with the Rules whilst suspended

If we suspend your registration, you will still be responsible for carrying out any remedial work required under an NHBC warranty and insurance policy for completed and sold homes that you have previously registered with us. This means that if a homeowner notifies you of a defect within the two-year builder warranty period under Section 2 of the NHBC warranty and insurance policy, you must put right the defect and repair any damage caused by it.

If we are required to carry out repairs or cash settle any claims made under Section 2 of an NHBC warranty and insurance policy, we can still recover these costs from you.

Until all your sales have been accepted, if any of your purchasers (or their solicitors) notify us (on activation of a policy) of a purchase price that is higher than the sales value you advised us of when registering the home for an NHBC warranty and insurance policy, you will receive an under-declaration invoice.

The Rules will continue to apply to you in these respects.



## What if you want to come off our Register?

If you do not want to remain on our Register, it is important you advise us before **1 May 2026**. We will then review your request to leave. If you do not advise us before **1 May 2026**, you will need to pay the invoice. Please advise us by emailing [ARenewal@nhbc.co.uk](mailto:ARenewal@nhbc.co.uk).

## Benefits of staying on the Register

Being an NHBC registered builder or developer includes much more than just being able to offer our NHBC warranty and insurance policies. As a registered builder or developer, you also have access to a host of other benefits which include:

- association with the UK's leading new home warranty and insurance brand
- self-serve access to My Sites and My Reports via My NHBC Portal
- technical support and a range of technical resources via NHBC TechZone
- a collaborative approach to technical risk management
- training delivered by house-building professionals
- monthly technical and regulatory news
- dedicated customer support.

Further information can be found on our website [Benefits | Builder Registration - NHBC](#)

## Need our help?

If you have any queries about your invoice or want further clarification on any of the points above, please visit

- [NHBC Renewals | Builder Registration - NHBC](#)
- email [ARenewal@nhbc.co.uk](mailto:ARenewal@nhbc.co.uk)
- or call our Annual Renewals team on 01908 746674.



**NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP**  
**0344 633 1000 [nhbc.co.uk](http://nhbc.co.uk)**

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