

## **REGISTRATION OF PRIVATE LANDLORDS & LICENSING OF HMO PROPERTIES**

New legislation requires all private landlords across Scotland to be registered with their local authority or have submitted an application to register by April 30<sup>th</sup>, 2006.

The legislation is designed to help local authorities protect tenants, identify disreputable landlords and minimise the impact of associated antisocial behaviour on local communities. Registration should be a welcome boost for the majority of landlords – making their property more marketable and removing unfair competition from landlords whom provide poor housing and inadequate management. The vast majority of private landlords are covered by the new legislation. Exemptions include letting part of your own home, or letting directly to a family member. The cost is £55 to register as a landlord and £11 to register each let property – this fee covers a three year period.

If a landlord is neither registered nor has submitted an application, it will be an offence for them to let, or advertise, a property. They may be prosecuted and face a large fine or be issued with a rent penalty notice. It is unlikely a landlord who knowingly infringes this legislation will be allowed to register in future.

Landlords can apply online at [www.landlordregistrationscotland.gov.uk](http://www.landlordregistrationscotland.gov.uk). A 10% discount applies to all online registrations.

Further information on registration and associated private sector housing issues can be found at [www.betterrentingscotland.com](http://www.betterrentingscotland.com). For more information on registration in Aberdeen City please email [landlordregistration@aberdeencity.gov.uk](mailto:landlordregistration@aberdeencity.gov.uk) or telephone 01224 522299.

## **HMO PROPERTIES – HOUSES IN MULTIPLE OCCUPATION**

A property may be an HMO if three or more unrelated people (i.e., friends) share a home. The most common type of HMO properties are shared flats and houses. HMO properties have been required to have a licence and meet strict property safety standards since 2000.

Before granting a licence the local authority will check that the property meets required standards. Officers from the local authority, and possibly the fire brigade, will inspect the property to ensure that the physical standards are met.

To find out if your landlord is licensed contact the local authority - they are required to keep a register of all licensed landlords. For further information on HMO licensing in Aberdeen City please contact the HMO unit on 01224 522870 or 523372.

