

Should all landlords be registered?

Landlord registration is a requirement under 'Antisocial Behaviour etc. (Scotland) Act 2004 (as amended by Private Rented Housing (Scotland) Act 2011)

- If you own a house that you are renting as a dwelling you should register.

You do not need to register if the house as a dwelling if:

- a) is used for the provision of:
 - I. A care home service
 - II. A school care accommodation service
 - III. An independent health care service or
 - IV. A secure accommodation service
- b) The house is being used by a religious order
- c) A control order under section 178 of the Housing (Scotland) Act 1987 is in force or
- d) The house is being used for holiday purposes (i.e. is not the only or main dwelling of the person renting)

You will not need to be registered if you are:

- a) A local authority
- b) A registered social landlord; or
- c) Scottish Homes

Or if you are renting to a member of your family (connected person).

Link to Scottish Government website: [Landlord Registration](#)

Offences (summary of offences can be found here: [Scottish Statutory Guidance](#))

Where

- a) a relevant person owns a house within the area of a local authority which is subject to –
 - I. A lease; or
 - II. An occupancy arrangement

By virtue of which an unconnected person may use the house as a dwelling:

- b) The relevant person (owner) is not registered by that authority,

the registered person shall be guilty of an offence. **Penalty up to £50, 000**

This info is for guidance only, you should seek independent legal advice if you are unsure of your responsibilities as a landlord.

For further information contact Environmental Health on 01595 745250

