

APPLICATION FOR LANDLORD REGISTRATION

You can use this form to apply for a new registration or renew an existing registration as a landlord or a non-commercial agent.

You can also apply online at www.landlordregistrationscotland.gov.uk. You can use the online application system to register in several local authorities in one application and this will reduce the total fee that you will have to pay (see the accompanying notes for details on fees).

Please read the accompanying notes carefully before submitting your application. These notes will also tell you how to make payment.

Important Information

Anyone who gives false information on this form, or fails to give information required by this form, is committing an offence which could lead to prosecution.

Question 1 - about your application

Are you renewing an existing registration?

Yes No

If yes, please provide your registration number

Which of the following describes you?

I am applying as an individual. (go to question 2a)

I am applying on behalf of an organisation. (go to question 2b)

Question 2a - only complete if an individual

Personal details

First name (s)

Last name

Other names by which you may be known

Date of Birth for example 03 09 1980

Day

Month

Year

Email address

Contact Telephone Number

Question 2b - only complete if an organisation

Organisation details

Organisation name

Your full name and position in organisation

Company registration number (if applicable)

Scottish Charity number (if applicable)

Email address and phone number

Question 3 - your address history

Please provide your home address history for the **last 5 years** with no gaps or overlaps, starting with the most recent. Please confirm that dates you resided at these properties. If the applicant is an organisation, please provide the business address for the organisation.

Address (history for last 5 years)	Postcode	Date from	Date to

Prescribed Information – Landlord obligations

The following questions will ask you to confirm that you understand, and currently meet where applicable, the obligations involved in letting residential property in Scotland.

These obligations are not new, they already exist, but the Prescribed Information change introduced in September 2019 asks landlords to confirm their compliance on each individual element.

Question 4 – the Tolerable and Repairing standards

As a landlord, please confirm you understood and meet your obligations with regard to the Tolerable and Repairing standard for any properties you let:

Yes No

Question 5 – Gas Safe certification

Do you have a current gas safety certificates for all your rental properties that use gas?

Yes No Not Applicable

Question 6 – Electrical safety

Do you have a current Electrical Installation Condition Report (EICR) or a current Electrical Installation Certificate (EIC) for all your rental properties that use electricity?

Yes No Not Applicable

Question 7 – Electrical appliance testing

Where you have supplied electrical appliances have current portable appliance tests (PAT) been conducted in all of your properties?

Yes No Not Applicable

Question 8 - Fire, smoke and heat detection

Does every property you rent out meet current statutory guidance for provision of fire, smoke and heat detection?

Yes No Not Applicable

Question 9 – Carbon monoxide detection

Does every property you rent out meet statutory guidance for carbon monoxide alarms?

Yes No Not Applicable

Question 10 – Public water supply

Are your properties served by a public water supply (i.e. water supplied by Scottish Water).
If NO please go to question 10a.

Yes No Not Applicable

Question 10a – Private Water Supply

Does the private water supply (i.e. not provided by Scottish Water) in all your rental properties meet the required regulations?

Yes No Not Applicable

Question 11 – Energy performance

Do your let properties have a valid Energy Performance Certificate (EPC)?

Yes No Not Applicable

Question 12 – Legionella risk assessment

Has a Legionella risk assessment been carried out on every rental property and have safety concerns addressed?

Yes No Not Applicable

Question 13 – Rental property insurance

If you rent out a property that is a flat or in tenement, do you have the appropriate buildings insurance?

Yes No Not Applicable

Question 14 – Common repair obligations

Are you aware of your responsibilities and obligations around your let properties in relation to Common Repairs?

Yes No Not Applicable

Question 15 – Tenancy deposits

If you plan to take or have taken a deposit are you aware of and have you met your tenancy deposit obligations?

Yes No Not Applicable

Question 16 – convictions and judgements

This information will be used by the local authority to assess your application.

Do you have any relevant unspent criminal convictions and convictions considered spent under the Rehabilitation of Offenders Act 1974 unless they are “protected” convictions relating to:

- Fraud/dishonesty
- Violence
- Drugs
- Discrimination
- Firearms
- Sexual offences within the meaning of section 210a of the Criminal Procedure (Sc) Act 1995
- Housing law

Do you have any court judgements or tribunal decisions against you relating to:

- housing law
- landlord and tenant law
- discrimination legislation, for example: Equality Act 2010

Yes (please provide details below, if required use a separate sheet)

No (go to question 17)

Date of sentence or tribunal judgement	The court or tribunal where your case was heard	Description	Sentence or decision

Question 17 – Antisocial Behaviour Orders (ASBOs)

Have you or your tenants ever been served with an ASBO

Yes (provide details below)

No (go to question 18)

Date	Court	Local authority	Was it you, your tenant or their visitor who was served with the order?

Question 18 – Antisocial Behaviour Notices (ASBNs)

Have you or your tenants ever been served with an ASBN

Yes (provide details below)

No (go to question 19)

Date	Local authority and property address

Question 19 – licences, registration and accreditations

Part a – do you hold any licences, registrations or accreditations

Yes (provide details below)

No (go to part b)

Awarding body	Description or number

Part b – Have you ever had a registration, licence or accreditation related to letting a house in the UK refused or revoked?

Yes (provide details below)

No (go to question 20)

Date refused or revoked	Refused or revoked by (organisation name)

Question 20 – about your rental properties

Please use this section to enter details of each of your properties

Address and postcode of rental property 1
Is this property jointly owned? (see notes for important information regarding joint owners) <input type="checkbox"/> Yes – please provide details below <input type="checkbox"/> No Name and address of joint owner : Joint owner registration number :
Is this property a house in multiple occupation (HMO)? (see notes for important information regarding HMOs) <input type="checkbox"/> Yes – please provide details below <input type="checkbox"/> No HMO Licence number : HMO Licence expiry date :
Does this property have a Repairing Standards Enforcement Order (RSEO)? <input type="checkbox"/> Yes – please provide details below <input type="checkbox"/> No RSEO reference number :
Does an agent manage this property on your behalf? (see notes for important information regarding agents) <input type="checkbox"/> Yes – please provide details below <input type="checkbox"/> No Scottish Letting Agent Registration Number : Name and Address of agent :

Address and postcode of rental property 2 (if not applicable please go to Question 21)

Is this property jointly owned?

(see notes for important information regarding joint owners)

Yes – please provide details below **No**

Name and address of joint owner :

Joint owner registration number :

Is this property a house in multiple occupation (HMO)?

(see notes for important information regarding HMOs)

Yes – please provide details below **No**

HMO Licence number :

HMO Licence expiry date :

Does this property have a Repairing Standards Enforcement Order (RSEO)?

Yes – please provide details below **No**

RSEO reference number :

Does an agent manage this property on your behalf?

(see notes for important information regarding agents)

Yes – please provide details below **No**

Scottish Letting Agent Registration Number :

Name and Address of agent :

Address and postcode of rental property 3 (if not applicable please go to Question 21)

Is this property jointly owned?

(see notes for important information regarding joint owners)

Yes – please provide details below **No**

Name and address of joint owner :

Joint owner registration number :

Is this property a house in multiple occupation (HMO)?

(see notes for important information regarding HMOs)

Yes – please provide details below **No**

HMO Licence number :

HMO Licence expiry date :

Does this property have a Repairing Standards Enforcement Order (RSEO)?

Yes – please provide details below **No**

RSEO reference number :

Does an agent manage this property on your behalf?

(see notes for important information regarding agents)

Yes – please provide details below **No**

Scottish Letting Agent Registration Number :

Name and Address of agent :

Address and postcode of rental property 4 (if not applicable please go to Question 21)

Is this property jointly owned?

(see notes for important information regarding joint owners)

Yes – please provide details below **No**

Name and address of joint owner :

Joint owner registration number :

Is this property a house in multiple occupation (HMO)?

(see note for important information regarding HMOs)

Yes – please provide details below **No**

HMO Licence number :

HMO Licence expiry date :

Does this property have a Repairing Standards Enforcement Order (RSEO)?

Yes – please provide details below **No**

RSEO reference number :

Does an agent manage this property on your behalf?

(see notes for important information regarding agents)

Yes – please provide details below **No**

Scottish Letting Agent Registration Number :

Name and Address of agent :

Please copy this page as required if you have more than 4 properties.

Question 21 – the public register

Please choose the address you wish to show on the public register?

This will be the address made available on <https://landlordregistrationscotland.gov.uk/>

Your contact address

Your agent's address

a different address (please provide details below)

I declare that I comply with all legal requirements relating to my letting of houses. Full information on requirements for landlords can be found at <https://www.mygov.scot/renting-your-property-out/>.

If in doubt about legal requirements you should consult a solicitor or professional letting agent.

I declare that the information given in this form is correct to the best of my knowledge.

A local authority may use information it holds about you to determine whether you are a fit and proper person to act as a landlord, or to act for a landlord. In addition, local authorities to which you apply may share relevant information they hold about you with one another to help those authorities determine whether you are a fit and proper person to act as a landlord, or to act for a landlord. They may also share and seek relevant information with the Police Scotland and, if appropriate, other relevant authorities. Information is shared in terms of the Antisocial Behaviour etc. (Scotland) Act 2004 in terms of s 139.

Signed

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Date

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Print name

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APPLICATION FOR LANDLORD REGISTRATION

Under the Antisocial Behaviour etc (Scotland) Act 2004

Guidance Notes

Background

Landlords letting residential property in Scotland must register with and be approved as 'fit and proper' by, the local authority in the area of the let property. Landlords letting property in multiple local authority areas must register with each local authority that they let property in.

Registration lasts for three years and a renewal application must be made before an existing registration expires if the landlord is still letting property. Renewal applications can be made within the three months before a registration expires.

Most landlords applying for registration or renewing an existing registration use the online application system at <https://landlordregistrationscotland.gov.uk/>

Paper applications can also be submitted. These notes accompany the paper application. Whether you are applying for the first time or renewing an existing registration please read these notes before you begin.

Exemptions

There are exemptions from the requirement to register, the most common examples are:

- Live in landlords – where a landlord lives in the same property as their tenant(s)
- Letting to a close family member – where a landlord lets a property to their mother, father, sister, brother, son, daughter
- Short-term holiday lets

If you think you may be exempt from the requirement to register please contact the local authority for advice.

Before you begin

The landlord application form will ask for your personal details and information about your let property. This information is required by law from anyone operating as a landlord in Scotland.

The form will also ask you to confirm that you comply with various legal obligations around letting houses in Scotland. If you need further information on what these obligations mean please contact the local authority or visit the online resources for landlords detailed at the end of these notes.

Keeping your registration up to date

As a registered landlord you are required by law to keep your registration up to date. This includes your personal details, including your email address (if you have one) along with

details of your let property. You can update your registration at any time by visiting <https://landlordregistrationscotland.gov.uk/> or by contacting the local authority.

GUIDE TO COMPLETION

Question 1 – About your application

Please indicate if this is a new application or whether you are renewing an existing application. If you are renewing an existing application please provide your registration number.

Please indicate if you are applying as an individual or as a company.

Question 2a – if you are an individual

Please tell us your full name along with any other names that you have been legally known as.

Please provide your date of birth (dd/mm/yyyy), your email address (if you have one) and a contact telephone number (this number will only be used by the local authority in connection with your registration).

Question 2b – if you are applying on behalf of an organisation

Please tell us the organisation name, your name and your position in the organisation, along with the organisation's Company Registration Number, if it has one.

If this organisation is a registered Scottish Charity please tell us the registration number.

If you are applying on behalf of a trust please contact us for further advice.

Question 3 – your address history

You must provide your address history for the last 5 years, for example if you have lived in the same house for the last 6 years this is the only address you have to provide. If you have lived in your current home for the last 2 years and in your previous address for 7 years before that you should include both, starting with your current address.

If you are applying on behalf of an organisation you should provide the business address.

Question 4 - the Tolerable and Repairing Standard

The Tolerable Standard is a basic level of repair your property must meet to ensure it is fit for a person to live in. The Repairing Standard is a basic level of repair that all private rented properties must meet.

Please indicate that you have read and understood your obligations under these standards.

Your obligations

This series of questions will ask you about the various obligations and standards involved in letting residential property in Scotland.

Question 5 – Gas Safe certificate

Where a let property uses a gas supply it must be covered by a yearly Gas Safe certificate. This certificate is issued by a registered Gas Safe engineer.

Please answer yes or no to this question, answering not applicable would only be appropriate if your let property does not have a gas supply or if you do not have a let property.

Question 6 – Electrical Safety

All let properties must have a current Electrical Installation Condition Report (EICR) or a current Electrical Installation Certificate (EIC) at the time of let. An EIC certificate is appropriate if the electrical installation is less than 5 years old, an EICR certificate must be renewed every 5 years if it is more than 5 years since the electrical installation or when a change of tenancy occurs.

EICR and EIC certificates can be issued by a suitably qualified electrician.

Question 7 – Electrical appliance testing

Landlords are required to ensure an electrical safety inspection comprising of periodic inspection and testing (PI & T) of the electrical installation and 'In-service inspection and testing of electrical equipment' (also known as PAT testing) is carried out by a skilled person(s) competent in such work before the property is let for the first time, and then at intervals of no more than 5 years unless a lesser period is specified by the competent person inspecting the appliances.

Answering not applicable would be appropriate if you do not supply electrical appliances in your let properties or if you do not have a let property.

Question 8 – Fire, smoke and heat detection

As a landlord it is your responsibility to comply with the repairing standard concerning fire, smoke and heat alarms. In order to comply there should be at least:

- one functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes (normally the living room/lounge),
- one functioning smoke alarm in every circulation space on each storey, such as hallways and landings, or in main room if no landing in upper storey
- one heat alarm in every kitchen,
- all alarms should be ceiling mounted, and
- all alarms should be interlinked

Please note: the 'Not Applicable' option would only be appropriate if you have no let properties.

Question 9 – Carbon monoxide detection

Private landlords have an obligation to ensure that a detection system is installed in all properties you rent where there is:

- a fixed combustion appliance (excluding an appliance used solely for cooking) or
- a fixed combustion appliance in an inter-connected space, for example, an integral garage
- a combustion appliance necessarily located in a bathroom (advice would be to locate it elsewhere) - the CO detector should be sited outside the room as close to the appliance as possible

Question 10 – Public water supply

As a landlord in Scotland you will likely find that most of your properties are supplied by Scottish Water. Approximately 3% of the Scottish population uses a private water supply for drinking water.

There is an additional question for let properties that are **not** supplied by Scottish Water.

Question 10a – Private water supply

This question is only appropriate if your let property has a private water supply (not supplied by Scottish Water).

The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 came into force in October 2017 and is intended to ensure the provision of clean, safe drinking water and to deliver significant health benefits to those using private water supplies.

Question 11 – Energy performance

Energy Performance Certificates (EPCs) provide information on how energy efficient your building is, and how it could be improved. Buildings are rated on a scale from A to G, with A being the most efficient. Information is also provided on measures which could be made to improve the energy efficiency and an indication of the cost for each improvement.

Landlords must have a current Energy Performance Certificate for their let properties, a copy of this must be given to new tenants at any change of tenancy and the EPC rated must be included in any advert for a rental property.

Question 12 – Legionella risk assessment

Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All water systems can provide an environment where Legionella may grow.

The landlord has a duty to ensure legionella risk assessment is carried out on their properties. This is to help guard their tenants against any risk of getting the illness from contaminated water. More information on Legionella is available from the Health and Safety Executive (HSE).

Question 13 – Rental property insurance

If renting out a tenement or flat within Scotland you will be responsible for obtaining insurance cover for the reinstatement value your of the tenement building/ block.

This rule came in to effect in 2004 via the Tenement (Scotland) Act 2004.

Question 14 – Common repair obligations

As a landlord you are responsible for repairing common areas, for example;

- the ground (solum) on which your building stands (but not always the garden)
- the foundations
- the external walls - but individual owners are responsible for the part of these walls that lies in their flat
- the roof (including the rafters)
- other structural parts of the building such as beams, columns and load bearing walls
- the close and stairs (when they are not mutual)
- staircases in blocks of flats.

Question 15 – Tenancy deposits

If you take a deposit from a tenant you must lodge it with one of the three government-backed tenancy deposit schemes:

- Letting Protection Service Scotland
- Safe Deposits Scotland
- My Deposits Scotland

The deposit must be lodged within 30 day of being received.

Question 16 – convictions and judgements

As part of the approval process, local authorities must be satisfied that a person applying to be a private landlord in Scotland is 'fit and proper' to be letting residential properties.

Landlords applying for registration must declare any unspent criminal convictions and spent convictions if not protected.

Landlords must also declare any court judgements or tribunal decisions relating to housing, discrimination or equality.

Question 17 – Antisocial Behaviour Orders (ASBOs)

Question 18 – Antisocial Behaviour Notices (ASBNs)

Similar to the questions on convictions and judgements, landlords must declare any Antisocial Behaviours Orders or Antisocial Behaviour Notices served on them or their tenants.

Question 19 – licences, registration and accreditations

Landlords should declare any licences, registrations or accreditations relating to housing. Landlords must also declare any negative decisions relating to licences, registration or accreditations.

Question 20 – about your rental property

Please use this section to provide details about your rental property. If you have more than one rental property please use the additional properties sheets.

You should tell us about any joint owners, Houses of Multiple Occupation (HMO) properties *, any Repairing Standard Enforcement Orders (RSEO) on the let property and details of your letting agent** if you have one.

]

If the joint ownership details are complicated please tell us separately about this.

* A House of Multiple Occupation (HMO) is a house where:

- at least 3 or more unrelated people live in the same property, and
- they share a kitchen, bathroom or toilet

HMOs must be licensed in their own right, if you think your property is an HMO and you don't have a licence please contact us.

** Agents: All owners of let properties must register and declare anyone who acts for them in relation to their letting.

An agent may be:

- a commercial agency
- a letting agency
- a property management agency
- an estate agency
- a charity
- someone who manages the property on your behalf
- a representative of an organisation, for example a factor, a trust or a company

From the 1 October 2018 a paid letting agent must be registered on the **Scottish Letting Agent Register** and adhere to the Letting Agent Code of Practice.

For further information can be found at the following website:

<http://renting.org/landlords/using-letting-agent>

Unregistered agent fee: If someone manages your property for you without payment (i.e. non-commercial agent), their details must be noted on your registration. You will be charged £85.00 unless they already have their own separate registration.

Question 21 – the public register

Registered landlords and their let property will be displayed on the public search at <https://landlordregistrationscotland.gov.uk/>

This search facility enables tenants and neighbours to confirm a landlord or a property is registered.

It can also be used to obtain the contact details (address) of the landlord of a specific property. Landlords can opt to use their home address, the address of their agent or another relevant address. A registration is very much a matter between the landlord and the local authority so it is important that landlords do not use the address of the let property as their contact address.

Declaration

Landlords are required to complete the declaration and sign their application for registration, important information is contained within the declaration.

Additional Information

The following information is useful to existing and new landlords.

Joint Owners

A landlord must declare any joint owners on their application.

All joint owners must also apply to register separately, and renew registrations, in their own right.

The lead owner will pay the appropriate fee and applications from the other joint owners are typically free of charge.

Fees

The fees incurred in Landlord Registration are typically:

- Principal Fee of £85.00 plus a Property Fee of £20.00 for each property you require to register e.g. if you let one property the fee will be £105.00, if you let 2 properties the fee will be £125.00 etc
- Late Application Fee: £170.00
- **Please note:** Where a landlord lets property in more than one local authority area **and uses the online application process** the principal fee is discounted to £42.50)

Houses in Multiple Occupation (HMO) will typically attract a 100% discount on the principal and property fee, but only for the property that is covered by the HMO licence (additional non-HMO properties will be charged).

Registered Scottish Charities attract 100% discount.

Your registration

Once approved, a landlord is required by law to keep their registration details up to date, including their contact address.

Renewal Reminders

Renewal reminders are typically issued by email, where an email address is held or otherwise by letter, and sent at approx. 90 days and 30 days before a registration expires. Failure to renew will result in a Late Application Fee so landlords should manage their junk and spam email folders to ensure reminders are not missed. This also applies to joint owners.

Payment to accompany an application for registration

Payment can be made by returning the completed form with a cheque or Postal Order marked payable to 'Renfrewshire Council' to the address below. Please write your name address and landlord registration on the back of the cheque/PO.

Assistance for landlords

Local authority Landlord Registration teams are here to help landlords meet their obligations in providing quality accommodation to meet Scotland's housing needs.

For advice or assistance please contact:

Renfrewshire Council
Licensing Section
Finance & Resources
1st Floor, North Wing
Cotton Street
Paisley PA1 1TT

Phone: 0300 300 0300

email: privatelandlordteam@renfrewshire.gov.uk

Online resources for further information

There are a variety of online resources available for landlords, here is a selection of useful web-sites:

- Scottish Government – being a landlord in Scotland
 - <https://www.mygov.scot/housing-local-services/landlords-letting/being-a-landlord/>
- Shelter Scotland – Information for landlords
 - https://scotland.shelter.org.uk/get_advice/advice_topics/information_for_landlords
 -
- Renting Scotland – Information for landlords
 - <https://rentingscotland.org/landlords/>
- Renfrewshire Council website
 - <http://www.renfrewshire.gov.uk/privatelandlordreg>