

Landlord Registration

Summary

Landlord Registration was introduced in April 2006 to give local authorities more control over the private rented sector. The local authority can now stop irresponsible landlords who do not comply with legal requirements, from managing rented property. The local authority can also take specific action against landlords who do not take reasonable steps to manage any antisocial behaviour caused by their tenants.

Who needs to register?

Even though you use an agent you will still be required to register. By using an agent only your name is visible on the register. Local authorities need to be satisfied that landlords and their agents are “fit and proper” for the purpose of private renting and may consider a wide range of information in making this decision including any:

- Offences committed by the landlord involving fraud, dishonesty, violence or drugs
- Unlawful discrimination with regard to sex, colour, race, ethnic or national origins or disability
- Contravention of any provision of the law relating to housing or landlord and tenant relations
- Evidence that a landlord has failed to take action in relation to antisocial behaviour affecting a house they let or manage
- Anything else that the local authority think is relevant when forming a view if someone is fit and proper

How do I register?

You can either register on line at www.landlordregistrationscotland.gov.uk or by post.

How much will it cost?

You currently pay £55.00 to register yourself as a landlord and a further £11.00 to register each property you let out. On-line registration gives you a 10% discount.

How long does registration last?

Registration lasts for three years before the landlord is required to re-register. However a local authority may seek to remove a landlord from the register if information comes to its attention that a registered landlord is not a fit and proper person.

What information will I need to provide?

- (i) Your name, address history for the last 5 years, date of birth and any other names by which you are known.
- (ii) The address of the property you let out.
- (iii) Information on any relevant unspent convictions or court/tribunals judgements.
- (iv) A declaration that you comply with all relevant laws when letting your property.

More information on this can be found at <http://www.landlordregistrationscotland.gov.uk> and, as always, you can call Campbell and Dean at any time.