

56033 Short-Term Lets Licensing Scheme

Since the introduction of the short-term lets licensing scheme in Edinburgh:

How many reports or complaints has the council received regarding allegedly unlicensed short-term lets?

The City of Edinburgh Council has received 363 complaints or enquiries in relation to unlicensed Short-Term Lets to date (29/7/2025).

Of these reports:

How many have been investigated by the council?

363

How many investigations resulted in enforcement action being taken (e.g., fines, orders to cease operation, or legal proceedings)?

The City of Edinburgh Council has no powers in relation to issuing “fines” or “orders to cease operation” under the Civic Government (Scotland) Act 1982. However, I can tell you 98 of the 363 cases involved a total of 181 formal enforcement actions, with a total of 5,837 other actions recorded against all 363 reports or complaints to date (29/7/2025). I would also note that some of these enforcement actions relate to other regulatory regimes, for example involving cases where the unlicensed Short-Term Let may also be getting used for other activity such as an unlicensed HMO.

How many of these cases have been resolved, and how many remain open or on-going?

If available, please provide a breakdown of the types of enforcement action taken and the outcomes.

The City of Edinburgh Council does not record whether a complaint or investigation has been resolved. However, I can advise that 254 cases have been closed, and 109 cases remain open to date (29/7/2025).

A breakdown of formal enforcement action is provided below.

Formal Enforcement Action	Actions Recorded
Formal Statement Taken	21
Refer to Other Agency	12
Submit Report to the Procurator Fiscal	11
USTL Mail Merge Letter	47
Recommend for Refusal Memo	5
Landlord Registration Received	39
PRS Lease Obtained	3
PRS Referral to Police	9

Rent Suspension Order for UHMO	2
Warning letter	32
Total	181