

## 62044 Property Licensing Requirements

Please provide the following details relating to your local authority's property licensing requirements, as currently in force and under consultation:

A list of all property licensing schemes operating, and under consultation, within your jurisdiction, including:

- Selective licensing schemes
- Additional licensing schemes (please specify which apply to properties falling under Section 254 and Section 257 of the Housing Act 2004)
- Mandatory licensing schemes for Houses in Multiple Occupation (HMOs)
- Short-Term Let Schemes or restrictions

[HMO Licensing Scheme – Housing \(Scotland\) Act 2006](#)

[Short-Term Lets Licensing Scheme – Civic Government \(Scotland\) Act 1982](#)

For each scheme, please supply the following information:

- The areas or wards covered
- The start/end (or renewal) date for each scheme
- Eligibility criteria for properties
- Types of properties included under Section 254 and 257 for additional licensing, if relevant
- Fee structure and any applicable discounts
- The current number of properties licensed under each scheme 2. Article 4 HMO Direction and Short-Term Let Schemes or Restrictions in force and under consultation for:

Details of any planning directives Article 4 HMO Direction and Short-Term Let Schemes or Restrictions in force and under consultation, including:

- The precise areas they cover - map and list of streets/properties
- The date implemented or proposed
- Types of properties affected

If possible, please provide the information as a spreadsheet or table, and include links to accessible documents or public notices relevant to these schemes and directives.

[A2. In terms of our Licensing service, the licensing schemes for HMO and STL covers the entirety of the Council area.](#)

[They are on-going licensing schemes and renewal dates for licences will vary depending on when initial licences were granted.](#)

[Eligibility criteria for the licensing of HMOs are set out in Housing \(Scotland\) Act 2006, available at:](#)

<https://www.legislation.gov.uk/asp/2006/1/contents>

Also, in statutory guidance, available at:

<https://www.gov.scot/publications/licensing-multiple-occupied-housing-statutory-guidance-for-scottish-local-authorities/>

Eligibility criteria for the licensing of STL properties is set in Civic Government (Scotland) Act 1982 (Licensing of short-term lets ) Order 2022:

<https://www.legislation.gov.uk/ssi/2022/32/contents>

Scottish Government Guidance, Part 1:

<https://www.gov.scot/publications/short-term-lets-licensing-scheme-part-1-guidance-hosts-operators/pages/2/>

Scottish Government Guidance Part 2:

<https://www.gov.scot/publications/short-term-lets-licensing-scheme-part-2-supplementary-guidance-licensing-authorities-letting-agencies-booking-platforms/>

and in the City of Edinburgh Council Short-Term Lets Licensing Policy:

<https://www.edinburgh.gov.uk/downloads/file/32060/short-term-lets-policy>

HMO Fee Structure is available at:

<https://www.edinburgh.gov.uk/downloads/file/23479/hmo-application-fees>

STL fee structure is available at:

<https://www.edinburgh.gov.uk/licences-permits/short-term-let-licence-application-fees-202324/2>

The current HMO Licence register is available at:

<https://www.edinburgh.gov.uk/downloads/download/13239/licensing-registers-civic>

The current STL licence register is at:

<https://www.edinburgh.gov.uk/licences-permits/licensing-registers/1>

In terms of our Planning service, there are no Article 4 HMO Directions. Planning Permission is required for properties where there are more than five unrelated people living together.

Information on the Short-Term Let Control Area is available on our website at:

<https://www.edinburgh.gov.uk/planning-13/short-term-lets-planning>