


Mandatory HMO licensing

The Housing Act 2004 requires mandatory licensing where the HMO is occupied by five or more persons living in two or more separate households. Children of any age contribute to the number of occupants. [View the legislation on HMOs \(opens new window\)](#)

For further information on the consequences of not licensing your property as a HMO, please see the  [HMO enforcement \[43.09KB\] \(opens new window\)](#).

Before 30 September 2018 only HMOs comprising three or more storeys were subject to mandatory licensing. Where a property was already subject to additional or selective licensing before 30 September 2018, this remains valid until the end of the licence.

Further information for landlords:

- [Landlords: do you need a property licence \(GOV.UK\)](#)
- [Landlords Guide to HMO Licensing \(opens new window\)](#)
- [Landlords Guide to HMO Management \(opens new window\)](#)

HMO licence conditions

The Council attaches conditions to a HMO licence. Breach of these conditions can be an offence.

The conditions are to ensure that HMOs are of the appropriate standard and fit for purpose given the particular number of households or persons in occupation, address anti-social behaviour, and prevent overcrowding.

The Council will deal with hazards in HMOs by taking action under [Housing Health and Safety Rating System](#) (HHSRS) rather than by applying licence conditions.

Mandatory HMO licence conditions

The following conditions must be attached to all HMO licences:

- a gas safety certificate must be presented annually to the authority if there is a gas supply
- electrical appliances and furniture supplied by the landlord must be maintained in a safe condition
- smoke alarms must be provided for each storey of the property containing living accommodation and kept in working order
- a carbon monoxide alarm must be installed in every room used as living accommodation in which there is a solid fuel burning combustion appliance, and kept in working order
- the landlord must provide the authority, on demand, with declaration as to the safety of electrical appliances and furniture in the property and the condition and positioning of smoke and carbon monoxide alarms
- the landlord must provide each occupant with a written statement of the terms of occupancy

The license holder must also:

- ensure that every electrical installation in the house is in proper working order and safe for continued use
- supply the local authority with a declaration confirming the safety of the electrical installation if the authority requests one

Fees

Our HMO licence fee is £660 for up to 5 bedrooms, and an additional £60 per room thereafter. A HMO licence is valid for 5 years.

To apply for a HMO licence please go to [SHDC HMO licence application](#)