



Your *obligations* to short let your property.

Due to the change in the regulations, you are now required to obtain a short let licence from the council before you can start marketing for short lets.

If the property is your primary residence, you would require a **home letting licence**, the cost of which is £120/occupant – so for example if the maximum occupancy is 4, the total cost of the licence would be £480.

If the property is a second home, you would require a **secondary letting licence** as well as **planning permission**. The license for a secondary let for 4 guests is £1,089 and planning permission is £600 per 100sq/m.



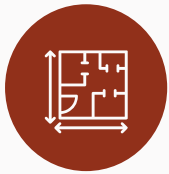
The City of Edinburgh Council - **Short term let licence application fees**

Temporary Exemption – 6 weeks block during the Fringe/Summer.

Temporary Licence – further 6 weeks that you can break down into instalments of 2 x 3 week blocks, 6 x 1 week blocks etc. However, you must state the dates you intend to let on your application.

The cost of the temporary licences is £250 for up to 5 guests, and £350 for 6-10 guests.

All short let applications require the below supporting **safety certificates** when submitting your application;



1 x A4 size copy of the floor plans of the property (detailed noting fire escapes, smoke/heat detectors – example attached)



Annual Gas Certificate (for properties with a gas supply)



Annual Portable Appliance Test Certificate



Current Electrical Installation Condition Report



Legionella Risk assessment



Fire Risk Assessment (this is required to support the Fire Safety Checklist)

The cost of the above safety certificates should come to around £1,000 subject to no remedial works being required and the size of the property.

The following link takes you directly to the council website where you can find further information to assist you in applying.



Edinburgh Council - **Short Lets Licensing Information**

Unfortunately, you are unable to advertise the property for short lets until your home letting or secondary letting licence is granted by the council, whereas you can start advertising upon submission of your application for temporary licences for the dates stated on your application.

Please note that at present it is taking circa 6-12 months for the council to process year-round licence applications, whereas they endeavour to process the temporary licences prior to the start date on the applications.

If you have any questions with regards to the above, you can contact our Rettie Short Lets team on:



info@rettieshortlets.co.uk



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