Information for Landlords Renting Their Property Privately in Edinburgh by Graham Lamont

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These are the key responsibilities of all private landlords in Edinburgh, those who are thinking of renting out their flats, apartments and houses that they are aware of the legal requirements before renting out their property. These also apply to the letting agents. Importantly they do not apply, if you are letting your property for holiday accommodation. In order to rent out your property, there is a simple process which you, as a landlord, need to follow.

Landlord registration: Step number one is to register with the local authority where landlords are or will be renting out the property. If you rent out your property without submitting a valid application for registration, will be a criminal offence. You will be considered by the local authority that are you a â€˜fit and properâ€™ person to act as a landlord. Once approved, the registration is valid for a period of three years, after three years it will have to be renewed.

License for HMO: If you want to rent out your property to three or more people who are not in the same family then it is mandatory for you to get a House in Multiple Occupation license before renting out the property. For instance if you are going to rent out your property to a group of students then this license is mandatory for you. For getting this license issued you will have to apply to the local authority of the area, which will then inspect the property to ensure that it is suitable for multiple tenants.

Repairing standard: According the Housing (Scotland) Act 2006 which brought into force a new repairing standard and according to this Act, the landlord must guarantee that the property is wind and water tight and reasonably fit for human habitation; the structure and outside of the house are in reasonable repair and proper working order; the installations in the house for the supply of water, gas and electricity and for cleanliness, space heating and heating water are in reasonable repair and proper working order; any fixtures, fittings and appliances provided under the contract are in reasonable repair and proper working order; any furnishings provided under the tenancy are capable of being used safely for the purpose for which they are designed; and there is suitable provision for detecting and giving warning of fires.

The landlord must ensure that his/her property meets these requirements before renting out the property, if not, then repairs must be carried out to fulfil with these requirements.

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Graham Lamont is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a edinburgh rent, please visit a rent edinburgh.

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