Landlordâ€™s Legal Responsibilities when Renting a Pproperty in Edinburgh

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Article published on January 24th 2012 | Business

Once you acquire the status of landlord then you have to fulfill number of responsibilities. If you are a landlord then you have to fulfill many legal requirements.

It is one of the main responsibilities of the landlord that he makes sure the maintenance the property and also ensures that the major repairs are carried out on the property. This includes anything that might affect or cause damage to the exterior and structure. He also makes sure the maintenance of heating, hot water, and sanitary and electrical conditions. A landlord has to fulfill many other responsibilities like gas and electrical safety, soft furnishings, shared houses and tenants with disabilities. The following are the main responsibilities, which a landlord has to fulfill.

Electrical safety:

It is one of the main responsibilities of the landlord to make sure to the Electrical Equipment and Safety Regulations that the electrics are safe and have operating instructions. Before the tenancy begins all safety notices must be handed over to the tenant. Furthermore a landlord should get the electrics of the property regularly checked by a qualified electrician.

Soft furnishing:

It is one of the main responsibilities of the landlord that he must ensure that all the soft furnishings in his/her property comply with the Furniture and Furnishing (Fire) Safety Regulations 1988. They must also be in compliance with the fire safety. A landlord must check fire safety label on all his furnishings.

Gas safety:

It is another main duty of the landlord to make sure that all the gas appliances and fittings are safe for the use of tenant according to the Gas Safety (Installation and Use) Regulations 1998. A landlord is also duty bound that he must also make sure that maintenance, installation and annual safety checks are carried out by a registered gas installer. A certificate will be given to the landlord if everything in his property is in good condition. This certificate must be passed on to the tenant. Furthermore the landlord should take steps for gas safety checks to be carried out annually on his property.

Shared houses:

In case of shared houses or houses in multiple occupations, these have to be licensed under special rules. A landlord is required to ensure that the property meets the extra fire and electrical safety standards under these rules. These rules also set a limit to the number of people who can occupy a particular property.

A landlord has these legal responsibilities to be fulfilled. He should take positive measures to ensure that they are complied with. If he fails to ensure all these he would be liable for the criminal offence.

Tenant with disabilities:

It is another legal responsibility of a landlord to make reasonable adjustments in his property in

order to accommodate a disabled person.

Article Source:
http://www.articleside.com/business-articles/landlord-s-legal-responsibilities-when-renting-a-pproperty-in-edinburgh.htm - Article Side

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

Article Keywords:
edinburgh property, property in edinburgh, property for rental, property to rent in edinburgh, rent edinburgh, for rent edinburgh, edinburgh rent, rent edinburgh

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