

Private rented licensing explained



Mandatory HMO Licensing

- National scheme since 2006 which local councils must carry out
- Applies to larger shared rental properties with five or more people from more than one household (unrelated e.g. student house)



Additional HMO Licensing

- Introduced in certain parts of Nottingham on 1 January 2014 where the council has evidence of a need to improve standards of quality and safety
- Applies to smaller shared houses and flats with three or more occupants from more than one household (unrelated)



Selective Licensing

- Introduced in certain parts of Nottingham on 1 August 2018 where the council has evidence of a need to improve standards of quality and safety
- Applies to private rented properties but unlikely to include HMOs

What is a House in Multiple Occupation (HMO)?

- A property (or part of a property) with more than one household (e.g. not members of same family)
- Tenants usually share at least one amenity, such as a kitchen, sink or toilet
- Can also include shared flats within a larger building.