

## Guide to HMOs

On 1<sup>st</sup> October 2018, **new rules** regarding Houses of Multiple Occupancy (HMOs) will come into effect.

### **New definition of HMO:**

Any property occupied by five or more people, forming two or more separate households.

The only change to the existing definition is that the number of storeys is no longer part of the criteria.

### **What do to if you already have a license**

If you already have a license for an HMO under the current “Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2006” definition, the license will continue to be valid until the expiration date (generally five years from date of issue). After expiration you will need to apply for a new license as normal.

### **What to do if you now need to have a license**

If you currently rent out an HMO, which did not previously require a license but now will do, you will need to apply for a license through your local council.

You will need to comply with your local council’s HMO licensing standards. This may involve making changes to your property to comply with rules like minimum room sizes or amenity standards (eg number of bathrooms, kitchen facilities).

Full information can be found here:

[The Licensing of Houses in Multiple occupation \(Prescribed Description\) \(England\) order 2018](http://www.legislation.gov.uk/ukxi/2018/221/made) (<http://www.legislation.gov.uk/ukxi/2018/221/made>)