



## REGISTRATION REQUIREMENTS

**1. Repairing and Tolerable Standard:** As a landlord you must ensure that any privately rented properties comply with the repairing and tolerable standard throughout the tenancy.

### Further information

If you are renting a property in Scotland, as the landlord you are solely responsible for ensuring your property meets the required legislative standards as outlined in:

- **The Repairing Standard** - this is a basic level of repair that all private rented properties must meet. More detail about the standards a property must meet are [outlined here](#).
- **The Tolerable Standard** - this is a basic level of repair your property must meet to ensure it is fit for a person to live in. Local authorities can force you to carry out work to bring your property up to tolerable standard. More detail about the standard can be [found here](#).

**2. Gas Safety:** Do you have a current gas safety certificate for all your rental properties that use gas?

### Further information

As a landlord it is a legal requirement to commission a Gas Safety Certificate for your property for the current year and to retain your gas certificates for the previous two years. This certificate confirms that the gas installation is safe and all gas appliances are safe and free from danger.

### Is this question applicable to you?

This question will always be applicable to you if any of your properties have a gas supply or appliances. It is only not applicable if you:

- Currently have no properties
- If your properties have no gas supply or gas appliances.

**3. Electrical Safety:** Do you have a current Electrical Installation Condition Report (EICR) or a current Electrical Installation Certificate (EIC) for all your rental properties that use electricity?

### Further information

As a landlord you are required to ensure that regular electrical safety inspections are carried out by a competent person, and that anything that fails to pass the inspection is replaced or repaired immediately.

As a minimum, an electrical safety inspection must be carried out:

- Before a tenancy starts, and
- During the tenancy, at intervals of no more than 5 years from the date of the previous inspection.

A copy of the most recent electrical safety inspection reports must be provided to both new and retained tenants.

The landlord is responsible for ensuring the person completing an EICR/EIC is suitably competent.

Using members of an accredited registration scheme operated by a recognised body will give some degree of confidence that this has been achieved.

## REGISTRATION REQUIREMENTS

### Is this question applicable to you?

This question will always be applicable to you if any of your properties have a supply of electricity. It is only not applicable if you:

- Currently have no properties
- If your properties have no electricity.

**4. Electrical Appliance Test:** Where you have supplied electrical appliances, have current portable appliance tests (PAT) been conducted in all of your properties?

### Further information

**As a minimum PAT must be conducted every 5 years.**

Portable Appliance Testing or PAT is the process of checking electrical appliances for safety through a series of visual inspections and electronic tests. The best way of ensuring that your appliances are safe is to have a PAT test carried out on them. This is a good way for you as a landlord to ensure that you are meeting your legal obligation to maintain high standards of electrical safety in your rented property.

For more information visit the [Electrical Safety First website](#).

### Is this question applicable to you?

This question will always be applicable to you if your properties are supplied with portable electrical appliances. It is only not applicable if you:

- Currently have no properties
- You have not supplied electrical appliances in your rental properties.

**5. Fire, Smoke and Heat Detection:** Does every property you rent out meet current statutory guidance for provision of fire, smoke and heat detection?

### Further information

According to national fire statistics dwelling fires in which smoke alarms raise the alarm continue to:

- be discovered more rapidly (less than 5 minutes) after ignition; and
- be associated with lower fatal casualty rates.

As a landlord it is your responsibility to comply with the repairing standard order concerning fire, smoke and heat alarms. In order to comply there should be at least:

- one functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes (normally the living room/lounge),
- one functioning smoke alarm in every circulation space on each storey, such as hallways and landings, or in main room if no landing in upper storey,
- one heat alarm in every kitchen,
- all alarms should be ceiling mounted, and
- all alarms should be interlinked.

For further detailed information [please click the link](#).

### Is this question applicable to you?

This question will always be applicable to you if you currently rent out a property. It is not applicable if you currently have no properties.

## REGISTRATION REQUIREMENTS

**6. Carbon Monoxide Detection:** Does every property you rent out meet statutory guidance for carbon monoxide alarms?

### Further information

In order to alert occupants to the presence of levels of CO gas which may be harmful to people, you as a private landlord have an obligation to ensure that a detection system is installed in all properties you rent where there is:

- fixed combustion appliance (excluding an appliance used solely for cooking) or
- a fixed combustion appliance in an inter-connected space, for example, an integral garage
- a combustion appliance necessarily located in a bathroom (advice would be to locate it elsewhere) the CO detector should be sited outside the room as close to the appliance as possible.

For further information please [click the link](#).

### Is this question applicable to you?

This question will always be applicable to you if your properties have appliances that use carbon based fuel. It is not applicable if you:

- Currently have no properties
- If your properties have no appliances that use carbon based fuel.

**7. Public Water Supply:** Does Scottish Water supply your rental properties?

### Further information

**Water Supply.** As a landlord in Scotland you will find most of your properties are supplied by Scottish Water. Approximately 3% of the Scottish population uses a private water supply for drinking water.

For further information please [click the link](#).

### Is this question applicable to you?

This question will always be applicable to you.

**7A. Private Water Supply.** Does the private water supply (i.e. not provided by Scottish Water) in all your rental properties meet the required regulations?

### Further information

**Water Supply.** The water intended for human consumption (Private Supplies) (Scotland) Regulations 2017 came into force in October 2017, and are regulated and enforced by the local authorities.

The main objective of the regulation is to ensure the provision of clean, safe drinking water and to deliver significant health benefits to those using private water supplies.

For further information please [click the link](#).

### Is this question applicable to you?

This question will always be applicable to you if your properties have a private water supply. It is not applicable if you currently have no properties.

## REGISTRATION REQUIREMENTS

**8. Energy Performance:** Do you have a valid Energy Performance Certificate (EPC) available for new tenants?

### Further information

**Energy performance.** The Scottish Government is committed to improving the energy efficiency of homes in the private rented sector. You can read more about this programme in the [Energy Efficiency Scotland route map](#).

Energy Performance Certificates (EPCs) provide information on how energy efficient your building is, and how it could be improved. Buildings are rated on a scale from A to G, with A being the most efficient. Information is also provided on measures which could be made to improve the energy efficiency and an indication of the cost for each improvement.

**Landlords must produce an EPC when a property is being rented to a new tenant and must meet a rating of D where this is possible.** [Get more information here.](#)

DATE	EPC STANDARD	PROPERTIES IN SCOPE
<b>From 1 April 2020</b>	EPC E	Change in tenancy
<b>By 31 March 2022</b>	EPC E	All tenancies
<b>By 1 April 2022</b>	EPC D	Change in tenancy
<b>By 31 March 2025</b>	EPC D	All tenancies

### Is this question applicable to you?

This question will always be applicable to your properties. It is not applicable if you have no properties.

**9. Legionella Risk Assessment.** Has a Legionella risk assessment been carried out on every rental property and have safety concerns been addressed?

### Further information

**Legionella assessment.** Legionnaires' disease is a potentially fatal form of pneumonia. All water systems can provide an environment where Legionella may grow.

The landlord has a duty to ensure a **legionella risk assessment** is carried out on their properties. This is to help guard their tenants against any risk of getting the illness from contaminated water.

For more information please [click the link](#).

### Is this question applicable to you?

This question will always be applicable to your properties. It is not applicable if you have no properties.

**10. Rental Property Insurance:** If you rent out a property that is a flat/tenement, do you have the appropriate buildings insurance?

### Further information

**Rental property insurance.** If renting out a property in Scotland in some circumstances you will be responsible for insuring the reinstatement of the building housing the tenement/flat.

## REGISTRATION REQUIREMENTS

Tenements and flats must be insured, these are defined as buildings with two or more properties that are divided from each other horizontally.

**For example:** split villas and blocks of 4.

The [Tenement Scotland Act](#) outlining the full details came into force in 2004.

### Is this question applicable to you?

This question will always be applicable to your properties. It is not applicable if you.

- Currently have no properties
- You do not let a flat/tenement.

**11. Common Repairs:** If you rent out your properties are you aware of your obligations for any common repairs.

### Further information

**Common repairs.** As a landlord you are responsible for repairing common areas.

In some cases a property factor may have been employed to take charge of repairs and maintenance of a block of flats or a tenement. Even in this case ultimate responsibility still sits with the Landlord.

You can find a copy of your title deeds, please [click the link](#).

For further information private renting, repairs, please [click the link](#).

### Is this question applicable to you?

This question will always be applicable to your properties. It is not applicable if you:

- Currently have no properties
- You do not live in a flat/tenement.

**12. Tenancy Deposit:** If you plan to take or have taken a deposit are you aware of your tenancy deposit obligations?

### Further information

**Tenancy Deposit.** As a Landlord if you take a deposit from a tenant you must lodge it with one of the three government backed Tenancy Deposit schemes that started after 6 April 2007:

- Letting Protection Service Scotland
- Safe Deposits Scotland
- My Deposits Scotland.

The deposit must be lodged within 30 days of being received.

For more information please [click the link](#).

### Is this question applicable to you?

This question will always be applicable to your properties. It is not applicable if you:

- Currently have no properties
- You have not taken a tenancy deposit.