

## **EXEMPTIONS**

The exemptions are as follows:-

1. Lets to family members - (as defined in Section 108, Housing (Scotland) Act 2001)
2. Life rents
3. Houses for holiday use –

The accommodation must be available for commercial letting to the public generally as holiday accommodation for not less than 140 days in a year. The periods for which it is so let must amount (in the aggregate) to at least 70 days in a year. For at least seven months of the year the property must not normally be in the same occupation for more than 31 days

4. Properties used by religious orders and organisations
5. Accommodation with care
6. Houses subject to control orders
7. Agricultural and crofting tenancies
8. Transitory ownership (executors, heritable creditors and insolvency practitioners)
9. Resident landlords –

Where a landlord has lodgers living with him or her in his or her principal or only home under a tenancy or occupancy arrangement, that house is exempt from registration. Any resident landlord with more than two lodgers is covered by HMO licensing. The exemption only covers the landlord's main residence. If the landlord lets any other houses he or she must be registered and the houses must be recorded