

CURRENT RENTAL LEGISLATION

Local Authority Landlord Registration Number

All Landlords are required to apply for a local authority landlord registration number, renewable every 3 years. This available from:
<https://www.landlordregistrationscotland.gov.uk>.

Energy Performance Certificate

By law, all Landlords must have an Energy Performance Certificate (EPC) on the property, and provide a copy to tenants when letting a property. This certificate must be in place before the property is put up for advertising and a copy is given to the tenant on move in day. The EPC provides an energy efficiency rating for a property on a scale of 'A' to 'G' with 'A' being the most efficient and 'G' being the least. An EPC must be completed and issued by a qualified and accredited Domestic Energy Assessor. In the rented sector an EPC is valid for 10 years and can be reused as many times as required during that period.

Gas Safety Certificate

It is a legal requirement that a Landlords Gas Safety Certificate **MUST** be done every year and a copy provided to the tenants upon moving in to a property. The certificate covers any gas appliances, pipes fittings within the property. It must be carried out by a qualified gas safe engineer, and a record of the certificates must be kept on file. We reserve the right on this regulation to arrange for gas inspections to be arranged at the landlord's expense, should the appropriate certificate not be available to us.

Smoke Alarms & Carbon Monoxide Alarms

New legislation came into place as of October 2015 meaning that all Landlords must now install a working Smoke alarm on each floor of the property and the must be tested at the start of each tenancy. If there are any solid fuel appliances in the property, a Carbon Monoxide alarm must also be installed in the room where the appliance is.

Electrical Safety Compliance (EICR)

It is a Landlords duty to ensure that all electrical appliances & fixed wiring in a property are safe. There is now a legal requirements for landlords to have a formal Electrical Installation Condition Report (EICR) done every 5 years. We reserve the right on this regulation to arrange for EICR to be arranged at the landlord's expense, should the appropriate certificate not be available to us.

PAT Testing

To establish the safety and suitability of your electrical appliances, a qualified tester will need to carry out a yearly visual inspection of the appliance, its plug and lead. For Class I equipment they will also inject test signals into the cable and appliance to ensure their integrity and provide a certificate. We reserve the right on this regulation to arrange for PAT to be arranged at the landlord's expense, should the appropriate certificate not be available to us.

Consent to Let

If the landlord has a mortgage, it is normal for mortgagees to require notification of any proposed letting of the property. The Landlord should receive their consent prior to proceeding. The Landlord should also advise his insurance company (buildings & contents) of the proposal to let the property so as to be covered by the correct policy.

Tax

If you are a resident landlord in the UK, your net taxable profit from your rental business represents income received without tax deduction at source. This will need to be added to your other taxable income in order to work out your overall tax liability for a particular tax year. The normal method of reporting your taxable income to the inland revenue and calculating your tax liability is via a self-assessment tax return.

For Non Resident landlords (NRL) scheme is for taxing the UK rental income of person whose usual place of abode is outside the UK. Unless the landlord can provide us with an exemption certificate from the Inland Revenue, we are obliged by law to deduct basic rate tax (currently 23%) from rents received and account to the Inland Revenue on a quarterly basis.