

How to make sure you're compliant with Landlord regulations

- Make sure you register your property (which can be done online). All owners of rental properties in Scotland must register as private landlords
- Do your properties comply with the repairing & tolerable standards?
- Do your properties have a current gas safety certificate?
- Do your properties have a current Electrical Installation Condition Report (EICR)
- Do your properties with electrical appliances have a current portable appliance test (PAT) report?
- Does every property you rent out meet current statutory guidance for provision of fire, smoke and heat detection?
- Does every property you rent out meet statutory guidance for carbon monoxide alarms?
- Does any private water supply (i.e. not provided by Scottish Water) in all your rental properties meet the required regulations?
- Do you have a valid Energy Performance Certificate (EPC) available for new tenants?
- Has a legionella risk assessment been carried out on every rental property and have safety concerns been addressed?
- If you rent out a property that is a flat/tenement, do you have the appropriate buildings insurance?
- Are you aware of your obligations for any common repairs?
- If you plan to take or have taken a deposit are you aware of your tenancy deposit obligations?