Lettings Legal Checklist

PropertyHub

This checklist covers the basic safety and compliance steps for renting out a single-let property in England. Laws for HMOs and properties in Scotland, Wales and Northern Ireland differ.

We can't guarantee this list is exhaustive or up-to-date. You can find more information on the **gov.uk website** or by joining a landlord association.

Rob D's book, How To Be A Landlord, contains far more detail on every aspect of setting up and renting out a property.

Obtain relevant consents:

Permission from freeholder (if the property is leasehold)

Appropriate buy-to-let mortgage product (or "consent to let")

Selective licensing application started (if applicable).

Check validity of certificates and safety measures:

Energy Performance Certificate (EPC) with "E" or above rating

Gas Safety Certificate (if there's a gas supply)

Electrical safety certificate

Smoke detector on every storey

Carbon monoxide alarm in any room with a fixed combustion appliance (except gas cooker).

Make tenant checks:

Tenant references

Right To Rent checks.

Provide tenants at move-in with:

Tenancy agreement

EPC

Gas safety certificate (if applicable)

Electrical safety certificate

"How To Rent" guide

Tenancy deposit scheme details and prescribed information

Inventory.

Do this after move-in:

Protect deposit within 30 days of receiving it

Notify council tax department

Notify utility providers and provide final readings.