

SHORT-TERM LETS FACTSHEET

DEFINITION OF A SHORT-TERM LET

Proposals for defining short-term lets.

WE NEED a clear definition of short-term lets so that the Licensing Order and Control Area Regulations are consistent and people know what is and is not covered. This factsheet is a summary of chapter 4 of the consultation paper where you can find out more.

What is a short-term let?

We are proposing to define a "short-term let" as a let where all of the following criteria are met:

- residential - the let is made to one or more guests for them to reside at the accommodation;
- accommodation – the accommodation is all or part of a house or flat or serviced apartment (but it is not on the premises of a hotel or boarding house or similar);
- temporary - the accommodation is not the guests' only or principal home;
- commercial - the let is for commercial consideration (i.e. for money or benefit in kind to the host, such as provision of a service or reciprocal use of a property); and
- excludes immediate family – none of the guests are members of the same immediate family as the host or host's household (i.e. father, mother, brother,



sister, son or daughter). There are three types of short-term let:

What is included?

- Lets for work and leisure purposes.
- Lets where the accommodation provided is a bed in a bedroom shared with other guests or a sofa bed in a living room. (In other words, it does not need to be exclusive use of a whole room.)

What is excluded?

Unconventional dwellings such as caravans, pods and mobile dwellings such as canal boats.

(frequently this is when the host is on holiday or away on business, for example). (We called this "swapping" in the 2019 consultation paper.)

- Secondary letting which involves the letting of a room or rooms or the entire property, where the host does not normally live.

Which short-term lets will require a licence?

All types of short-term let - home sharing, home letting and secondary letting will require a licence. It does not matter how many or few nights each year the accommodation is advertised or used for short-term lets. You can find out more about licencing on the Licensing Order factsheet.

Which short-term lets are affected by control areas?

Only secondary letting is affected by control areas, where the local authority has created a control area and the accommodation is within the area. You can find out more about control areas on the Control Area factsheet.

- Home sharing which involves the letting of a room or rooms where the host normally lives (i.e. their primary residence), with the host in residence. (We called this "sharing" in the 2019 consultation paper.)
- Home letting which involves the letting of a room or rooms or the entire property where the host normally lives (i.e. their primary residence), when the host is absent

