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Convener, Local Government, Housing and
Planning Committee
By email: localgov.committee@parliament.scot

7 December 2022

Dear Convener,

I am writing to advise you that we intend to lay an affirmative Scottish Statutory Instrument in January 2023 that will seek to amend The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. This is in order to amend the date by which existing hosts¹ must apply for a short-term let licence from 31 March 2023 to 30 September 2023.

This is a one-off 6 month extension recognising the wider economic circumstances of the cost of living crisis that is placing pressure on existing short-term let hosts and businesses at a time when they are organising and budgeting for work to comply with the new licensing requirements.

We do not intend to propose a change to arrangements for new hosts, who will still be required to obtain a licence before they can accept bookings and receive guests. This upholds the purpose of introducing licensing, which is to ensure all new short-term lets across Scotland meet mandatory conditions (including safety standards) and are provided by fit and proper people. I am content that the current legislation still allows the sector to expand, with authorities having discretion to consider licence applications from prospective buyers of short-term let businesses with the current owner/s consent.

In light of this proposed amendment to extend the deadline for applications from existing hosts, I am re-considering the scope and timing of the licensing review we intended to undertake in Summer 2023. I will update the Committee on this in due course.

Yours sincerely,

SHONA ROBISON

¹ Hosts that have received guests in their short-term let accommodation prior to 1 October 2022

