

Housing (Scotland) Bill

2nd Groupings of Amendments for Stage 3

This document provides procedural information which will assist in preparing for and following proceedings on the above Bill. The information provided is as follows:

- the list of groupings (that is, the order in which amendments will be debated). Any procedural points relevant to each group are noted;
- a list of any amendments already debated;
- the text of amendments to be debated on the day of Stage 3 consideration, set out in the order in which they will be debated. **THIS LIST DOES NOT REPLACE THE MARSHALLED LIST, WHICH SETS OUT THE AMENDMENTS IN THE ORDER IN WHICH THEY WILL BE DISPOSED OF.**

Note: The time limits indicated are those set out in the timetabling motion S6M-19014 agreed to by the Parliament on 23 September, as modified under Rule 9.8.5A during Stage 3 proceedings. Debate on the groups above the line must be concluded by the times indicated, although the amendments in those groups may still be moved formally and disposed of later in the proceedings.

Groupings of amendments

Group 19: Housing and homelessness: supporting persons experiencing etc. abuse

309, 310, 311, 312, 240, 241, 327, 328, 329, 111, 17

Group 20: Rough sleeping

237, 238, 46

12 hours 05 minutes

Group 21: Mobile homes

52, 53, 54, 55, 56, 57, 58, 59

Group 22: Tenement buildings insurance

336

Group 23: Property factors

339, 19, 340, 341, 342, 343, 344, 345, 346, 347, 20, 243, 48, 49

Group 24: Housing availability

112, 366, 255, 256, 21, 367, 260, 261, 387, 51

13 hours 30 minutes

Group 25: Accessibility of housing

351, 352, 368, 369

Group 26: Taxes and local government finance

353, 354, 355, 245, 246, 247, 356, 357, 358, 248, 249, 250, 251, 359, 252, 253, 254, 114, 113, 360, 361, 362, 363, 364, 365, 376, 377, 386

Notes on amendments in this Group

Amendment 251 pre-empts amendment 359

Group 27: Antisocial behaviour: register of tenants

257

15 hours 15 minutes

Amendments already debated

Group 1: Student tenancies and accommodation

With 123 - 239, 370, 371, 372, 373, 374, 258, 116, 388, 389, 390

Group 3: Exempt properties

With 138 - 267, 268, 122, 269

Notes on amendments in this Group

Amendment 268 pre-empts amendment 122

Group 4: Information gathering and reporting in relation to rent control areas

With 139 - 39, 40, 262, 263, 393

Group 5: Special and transitional rent control provisions

With 1 - 22, 118, 23, 24, 120

Group 6: Rent controls within rent control areas

With 152 - 41, 42, 43, 121

Group 7: Repairs and standards

With 3 - 348, 349, 350, 244, 115, 375, 259, 380, 381, 117, 28, 29

Group 8: Rent controls outwith rent control areas

With 4 - 264

Group 10: Dealing with evictions

With 79 - 266, 265, 50, 378, 25

Group 11: Tenant's right to keep a pet

With 9 - 26, 27

Group 13: Social housing

With 101 - 337, 338

Group 14: Tenancy deposits, premiums and guarantors

With 45 - 379, 391, 392

Group 18: Homeless persons and persons threatened with homelessness

With 306 - 107, 108, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325,
109, 326, 110, 236, 18, 332, 330, 331, 335, 333, 334, 382, 383, 385, 384, 119

THIS IS NOT THE MARSHALLED LIST

Amendments in debating order

Group 19: Housing and homelessness: supporting persons experiencing etc. abuse

Katy Clark

309 In section 41, page 63, line 12, at end insert—

<(aa) whether the person is homeless or threatened with homelessness as a consequence of the person having experienced or experiencing abuse,>

Katy Clark

310 In section 41, page 63, line 19, at end insert—

<(3) For the purposes of this section and sections 36B and 36C, “abuse” has the meaning given by section 43.>

Katy Clark

311 In section 41, page 63, line 35, at end insert—

<(4) If the relevant body is informed that the person is homeless as a consequence of the person having experienced or experiencing abuse, the relevant body must provide the person with details of such support that may be available to the person as the relevant body considers appropriate in the circumstances.>

Katy Clark

312 In section 41, page 64, line 34, at end insert—

<(4A) If the relevant body is informed that the person is threatened with homelessness as a consequence of the person having experienced or experiencing abuse, the relevant body must provide the person with details of such support that may be available to the person as the relevant body considers appropriate in the circumstances.>

Màiri McAllan

240 In section 43, page 67, line 26, at end insert—

<() in subsection (2)(aa)(vi), for “domestic abuse (within the meaning of section 33(3))” substitute “abuse”,>

Màiri McAllan

241 In section 43, page 67, line 32, leave out <subsection> and insert <subsections (2)(aa)(vi) and>

Maggie Chapman

327 In section 43, page 68, leave out lines 10 to 12 and insert—

<(a) controlling, coercive, threatening, degrading, or violent behaviour, including sexual violence,

(ab) any other conduct likely to result in mental or physical harm, fear, alarm, or distress, and>

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Katy Clark

328 After section 44, insert—

<Social landlords: ending joint tenancies where domestic abuse is a factor

- (1) The Scottish Ministers must, within 1 year of Royal Assent, lay regulations under section 24 of the Domestic Abuse (Protection) (Scotland) Act 2021 to bring into force section 22 of that Act.
- (2) The Housing (Scotland) Act 2001 is modified as follows.
- (3) In section 13 (termination of joint tenant’s interest in tenancy), at the beginning insert “Subject to section 13A.”.
- (4) After section 13, insert—

“13A Termination of joint tenant’s interest in tenancy where domestic abuse is a factor

- (1) Where a joint tenant under a Scottish secure tenancy has experienced, is experiencing or is at risk of domestic abuse, that tenant may end their interest in the tenancy—
 - (a) without giving notice to each of the other joint tenants,
 - (b) by 1 week’s notice given to the landlord.
- (2) Where a landlord receives notice under subsection (1), the landlord must provide the tenant with details of such other support that may be available to the tenant in relation to domestic abuse as the landlord considers appropriate in the circumstances.”.>

Katy Clark

329 In section 45, page 69, line 12, after <14A(6A)> insert <, including what steps a landlord may take to write off, in whole or in part, the rent arrears or other mitigating action in relation to the rent arrears>

Meghan Gallacher

111 After section 45, insert—

<Scottish Social Housing Charter: supporting tenants affected by domestic abuse

- (1) The Housing (Scotland) Act 2010 is amended as follows.
- (2) In section 32 (standards and outcomes)—
 - (a) in subsection (1)(b), at the end insert “, including the associated support that social landlords should provide to tenants whom they have reason to believe have experienced, are experiencing or are at risk of domestic abuse,”
 - (b) after subsection (2) insert—
 - “(3) In subsection (1)(b), “domestic abuse” means abusive behaviour within the meaning of section 2 of the Domestic Abuse (Protection) (Scotland) Act 2021 (as read with sections 1 and 3 of that Act).”.>

Maggie Chapman

17 After section 45, insert—

THIS IS NOT THE MARSHALLED LIST

<Improving housing outcomes for women and children experiencing domestic abuse: implementation

- (1) The Scottish Ministers must, within 1 year of Royal Assent, prepare and publish a timetable for the implementation of the recommendations of the report on improving housing outcomes for women and children experiencing domestic abuse.
- (2) The Scottish Ministers must, in relation to each reporting period, prepare and publish a report on the progress of the implementation of the recommendations of the report named in subsection (1).
- (3) For the purposes of subsection (2), a reporting period is—
 - (a) the period of 1 year after the publication of the timetable in subsection (1), and
 - (b) each subsequent period of 1 year until all of the recommendations have been implemented.
- (4) For the purposes of this section, the report on improving housing outcomes for women and children experiencing domestic abuse is the Scottish Government working group report published in December 2020.>

Group 20: Rough sleeping

Jamie Halcro Johnston

237 After section 41, insert—

<Rough sleeping

Duty to end rough sleeping

- (1) The Scottish Ministers must take reasonable steps to ensure that, by 31 December 2029, there is no rough sleeping in Scotland.
- (2) The Scottish Ministers must publish and lay a report before the Scottish Parliament on the progress that has been made towards meeting the duty mentioned in subsection (1)—
 - (a) in the case of the first report, by no later than 31 December 2027, and
 - (b) in the case of the second report, by no later than 31 December 2028.
- (3) In this Part—

“rough sleeping” means people sleeping, about to bed down, or bedded down in—

- (a) the open air, including on the streets, in tents, doorways, parks, bus shelters or encampments, or
- (b) buildings or other places not designed for habitation, including stairwells, barns, sheds, car parks, cars, derelict boats, or stations,

as a consequence of lack of choice of suitable alternative sleeping arrangements or the absence of support to access stable housing,

“about to bed down” means lying down or sitting on or near a sleeping bag or other bedding,

“bedded down” means lying down or sleeping.>

THIS IS NOT THE MARSHALLED LIST

Jamie Halcro Johnston

238 After section 41, insert—

<Rough sleeping action plan

- (1) The Scottish Ministers must, by no later than 31 December 2026, prepare an action plan on how they intend to meet the duty under section (*Duty to end rough sleeping*).
- (2) The action plan mentioned in subsection (1) must set out—
 - (a) the Scottish Ministers' objectives with regards to ending rough sleeping,
 - (b) the Scottish Ministers' plans for meeting those objectives (including priorities for action),
 - (c) arrangements for monitoring progress towards meeting the objectives.
- (3) In preparing the action plan mentioned in subsection (1), the Scottish Ministers must consult such persons as they consider appropriate.
- (4) The action plan prepared under subsection (1) must be published and laid before the Scottish Parliament.>

Maggie Chapman

46 After section 45, insert—

<Rough sleeping

Review of data on rough sleeping

- (1) The Scottish Ministers must carry out a review of data on rough sleeping in Scotland.
- (2) The review under subsection (1) must, in particular, consider—
 - (a) the sources of data on rough sleeping,
 - (b) how collection of data on rough sleeping could be improved.
- (3) The Scottish Ministers must, within 2 years of Royal Assent, publish a report on the review.
- (4) A report under subsection (3) must set out any action the Scottish Ministers plan to take as a result of the review.>

Group 21: Mobile homes

Murdo Fraser

52 In section 46, page 70, line 6, for <court> substitute <First-tier Tribunal for Scotland>

Murdo Fraser

53 In section 46, page 70, line 8, for <court> substitute <First-tier Tribunal for Scotland>

Murdo Fraser

54 In section 46, page 70, line 18, for <court> substitute <First-tier Tribunal for Scotland>

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Murdo Fraser

55 In section 47A, page 71, line 9, at end insert—

<() In section 1 (particulars of agreements: Scotland)—

(a) in subsection (6), in the final sentence, for “court” substitute “First-tier Tribunal for Scotland”,

(b) in subsection (7), for “court” substitute “First-tier Tribunal for Scotland”.

() In section 2 (terms of agreements)—

(a) in subsection (2), for “court” substitute “First-tier Tribunal for Scotland”,

(b) in subsection (3), for “court” substitute “First-tier Tribunal for Scotland”,

(c) in subsection (4), for “court”, in both places where it occurs, substitute “First-tier Tribunal for Scotland”.

() In section 2B (power to amend implied terms: Scotland), in subsection (3), for “court”, in both places where it occurs, substitute “First-tier Tribunal for Scotland”.>

Murdo Fraser

56 In section 47A, page 71, line 10, leave out from <:Scotland)> to end of line 11 and insert <) for “The court” substitute “In relation to Scotland, the First-tier Tribunal for Scotland”>

Murdo Fraser

57 In section 47A, page 71, line 12, leave out subsection (3) and insert—

<() The title of section 4 becomes “**Jurisdiction of the First-tier Tribunal for Scotland**”.>

Murdo Fraser

58 In section 47A, page 71, line 12, at end insert—

<() In section 5 (interpretation)—

(a) in subsection (1), in the definition of “the court”, paragraph (b) is repealed,

(b) after subsection (4) insert—

“(5) In relation to Scotland, the references in this Act to the First-tier Tribunal for Scotland are to be read as if they were references to the arbitrator in question in a case where the parties have entered into an arbitration agreement that applies to the question to be determined.

(6) In subsection (5), “arbitration agreement” means an agreement in writing to submit to arbitration any question arising under this Act or any agreement to which it applies.”.

() In schedule 1 (agreements under Act), in Part 1—

(a) in paragraph 4, for “court”, in both places where it occurs, substitute “First-tier Tribunal for Scotland”,

(b) in paragraph 5, for “court”, in both places where it occurs, substitute “First-tier Tribunal for Scotland”,

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- (c) in paragraph 6—
 - (i) in sub-paragraph (1) for “court”, in each place where it occurs, substitute “First-tier Tribunal for Scotland”,
 - (ii) in sub-paragraph (3), for “court” substitute “First-tier Tribunal for Scotland”,
 - (iii) in sub-paragraph (4), for “court”, in both places where it occurs, substitute “First-tier Tribunal for Scotland”,
 - (iv) in sub-paragraph (5), for “court”, in both places where it occurs, substitute “First-tier Tribunal for Scotland”,
- (d) in paragraph 10(1), for “court” substitute “First-tier Tribunal for Scotland”,
- (e) in paragraph 16(2), for “court order” substitute “order of the First-tier Tribunal for Scotland”,
- (f) in paragraph 17(4), for “court” substitute “First-tier Tribunal for Scotland”,
- (g) in paragraph 18(2), for “court” substitute “First-tier Tribunal for Scotland”,
- (h) in paragraph 19(3), for “court” substitute “First-tier Tribunal for Scotland”,
- (i) in paragraph 20—
 - (i) in sub-paragraph (1), for “court”, in each place where it occurs, substitute “First-tier Tribunal for Scotland”,
 - (ii) in sub-paragraph (2), for “court” substitute “First-tier Tribunal for Scotland”,
 - (iii) in sub-paragraph (3)—
 - (A) in the opening words, for “court” substitute “First-tier Tribunal for Scotland”,
 - (B) in paragraph (b), for “court order” substitute “order of the First-tier Tribunal for Scotland”,
- (j) in paragraph 21, in paragraph (b), for “court order” substitute “order of the First-tier Tribunal for Scotland”,
- (k) in paragraph 22(1), in paragraph (a), for “court” substitute “First-tier Tribunal for Scotland”.>

Murdo Fraser

- 59 Move section 47A to before section 46

Group 22: Tenement buildings insurance

Paul Sweeney

- 336 After section 47A, insert—

<Tenement buildings: insurance

Tenement buildings: insurance

- (1) The Tenements (Scotland) Act 2004 is modified as follows.
- (2) In section 18 (obligation of owner to insure), for subsection (2) substitute—

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- “(2) In addition to the duty imposed by subsection (1), all owners in a tenement building that includes residential accommodation must make arrangements for a common policy of insurance for the entire tenement building.”>

Group 23: Property factors

Mark Griffin

339 Before section 47C, insert—

<Purpose of the Property Factors (Scotland) Act 2001

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (2) Before section 1 insert—

“Purpose of Act

A1 Purpose of this Act

- (1) This purpose of this Act is to codify the rights and responsibilities of property factors and homeowners or residents.”>

Maggie Chapman

19 After section 47E, insert—

<Referral for removal from register

- (1) Within 1 year of Royal Assent, the Scottish Ministers must by regulations establish a process for owners of factored properties to make a referral to the Scottish Ministers for their property factor to be removed from the register of property factors under section 8 of the Property Factors (Scotland) Act 2011 (“the 2011 Act”).
- (2) The Scottish Ministers may issue guidance on regulations made under subsection (1), including—
 - (a) the form in which referrals may be made,
 - (b) the evidence that must be included with a referral.
- (3) Before laying a draft of a Scottish statutory instrument containing regulations under subsection (1), the Scottish Ministers must consult—
 - (a) property factors,
 - (b) residents of factored properties,
 - (c) any other persons they consider appropriate.
- (4) The 2011 Act is modified by subsection (5).
- (5) In section 8 (removal from register), in subsection (2) after paragraph (c), insert—
 - “(d) having considered a referral made under regulations made under section (*Referral for removal from register*)(1) of the Housing (Scotland) Act 2025, they have determined that the property factor should be removed from the register.”.

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- (6) The Scottish Ministers must, in respect of each reporting period, lay a report before the Scottish Parliament on the operation of regulations made under subsection (1), including—
- (a) the total number of referrals made,
 - (b) the number of property factors that, following a referral—
 - (i) have been removed from the register of property factors,
 - (ii) have remained on the register of property factors, and
 - (c) the reasons for the decision to remove or not to remove a property factor from the register of property factors, as the case may be.
- (7) In this section—
- “factored property” means a property with common parts managed by a property factor,
- “property factor” has the meaning given under section 2 of the 2011 Act,
- “reporting period” means—
- (a) the period of 1 year beginning with the day that regulations under subsection (1) come into force, and
 - (b) each subsequent period of 1 year.>

Mark Griffin

340 After section 47G, insert—

<Property factor engagement with homeowners and residents

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (2) After section 14 (code of conduct) insert—

“Homeowner and resident forum

14ZA Homeowner and resident forum meetings

- (1) A property factor must arrange and attend at least two resident forum meetings in each calendar year for each development or group of properties under the property factor’s management.
- (2) A property factor must provide notice, sent by post by the recorded delivery service, of at least 10 working days to all homeowners of each resident forum meeting.
- (3) A property factor must —
 - (a) arrange for a suitable and accessible venue in which the resident forum meeting is to take place, and
 - (b) make provision for the meeting to take place in a hybrid format.
- (4) The purpose of a resident forum meeting is—
 - (a) to facilitate good communication and resolution of issues between the property factor and homeowners,
 - (b) to agree any changes to the property factor’s relationship to homeowners.

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- (5) A decision under subsection (4)(b) is considered to have been made if a majority (more than half) of homeowners present at the meeting agree to the change.
- (6) In this section—
 - “hybrid format” means a single meeting that includes both in-person and remote participants, who join via video conferencing technology,
 - “resident forum” means a forum the membership of which comprises homeowners who have a deed of condition or contract with the property factor to provide services in relation to the homeowner’s property.”.>

Pam Duncan-Glancy

341 After section 47G, insert—

<Change of property factor by homeowners

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (2) After section 14 (code of conduct) insert—

“Homeowner and resident forum

14ZB Residents’ forum: change of property factor

- (1) Unless otherwise stated in the title deeds, a change of property factor may be approved by a majority (more than half) of homeowners present at a residents’ forum meeting.
- (2) A decision to change a property factor is considered binding on all homeowners.
- (3) For the purposes of this section, “residents forum meeting” means a forum the membership of which comprises homeowners who have a deed of condition or contract with the property factor to provide services in relation to the homeowner’s property.”.>

Mark Griffin

342 After section 47G, insert—

<Approval of works incurring significant financial resource

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (1A) After section 14 insert—

“Action requiring significant financial resource

14ZC Action requiring significant financial resource

- (1) Subsection (3) applies where a property factor intends—
 - (a) to undertake repairs or maintenance to managed properties, or
 - (b) otherwise to provide services in support of the contract with homeowners, and
 - (c) the conditions in subsection (2) are met.

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- (2) The conditions are—
 - (a) the repairs or maintenance are not mentioned in the factoring deed of condition, and
 - (b) the repairs or maintenance will incur financial resource in excess of £10,000.
 - (3) A property factor must give homeowners no less than three months' notice of its intention to take action under subsection (1).
 - (4) Notice under subsection (3) must include—
 - (a) details of the changes the property factor intends to take, including its purpose,
 - (b) the total cost that will be incurred by the homeowners, and
 - (c) the date and arrangements for a residents forum meeting to discuss the property factor's request to use funds for this purpose.
 - (5) The property factor must not undertake any action incurring the use of homeowner funds of £10,000 or more unless—
 - (a) a meeting of the residents forum has taken place to discuss the proposed action, and
 - (b) a majority (more than half) of homeowners present at that meeting agreed to the proposed use of funds.
 - (6) The Scottish Ministers may by regulations modify the costs specified in subsections (2) and (5).
 - (7) In this section, "residents forum" means a forum the membership of which comprises homeowners who have a deed of condition or contract with the property factor to provide services in relation to the homeowner's property."
- (2) In section 30 (orders and regulations), in subsection (3), after "14(3)(c)" insert "14ZC(6)".>

Mark Griffin

343 After section 47G, insert—

<Notice of change of provider

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (2) After section 14 (code of conduct) insert—

"Change of provider

14ZD Requirement to provide notice of change of provider

- (1) This section applies where a property factor intends to transfer its contract to provide services to homeowners.
- (2) A property factor must give homeowners no less than three months' notice of its intention to transfer its contract to provide services.
- (3) Notice under subsection (2) must include—
 - (a) the date that the transfer will take effect,
 - (b) contact details for the person to whom the contract has been transferred.">

THIS IS NOT THE MARSHALLED LIST

Sarah Boyack

344 In section 47H, page 79, line 15, at end insert—

<14DA Duty to provide information

- (1) A property factor must, on request, provide relevant information to—
 - (a) a homeowner,
 - (b) the First-tier Tribunal.
- (2) For the purposes of this section, “relevant information” means any document or record held by a property factor relating to—
 - (a) the interests, rights or obligations of homeowners,
 - (b) expenditure incurred or proposed in relation to the homeowner’s property,
 - (c) contractual arrangements between the property factor and homeowner.
- (3) Where a homeowner has made an application to the First-tier Tribunal and has requested disclosure of relevant information—
 - (a) the Tribunal must issue a Direction for disclosure unless it considers the request unreasonable or irrelevant to the dispute,
 - (b) the property factor must comply with the Direction within the time period specified by the Tribunal.
- (4) Where a property factor is found to have failed to provide a homeowner with relevant information, the Scottish Ministers must serve notice on the property factor in accordance with section 14A.>

Sarah Boyack

345 In section 47H, page 79, line 18, leave out <or section 14B(2)(d)(i)> and insert <, 14B(2)(d)(i) or 14DA(4)>

Sarah Boyack

346 After section 47H, insert—

<Property factors: owners’ association

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (2) In section 17 (application to the First-tier Tribunal)—
 - (a) in subsection (1), in the opening words, after “homeowner” insert “or owners’ association”,
 - (b) in subsection (2), after “homeowner’s” insert “or owners’ association’s”,
 - (c) in subsection (3)—
 - (i) in paragraph (a), in both places where it occurs, after “homeowner” insert “or owners’ association”,
 - (ii) in paragraph (b), after “homeowner’s” insert “or owners’ association’s”,
 - (d) in subsection (5), in each place where it occurs, after “homeowner” insert “or owners’ association”,
 - (e) after subsection (5) insert—

THIS IS NOT THE MARSHALLED LIST

“(6) In this section and sections 18 and 19,

“owners’ association” means an association established by the development management scheme (within the meaning of the Title Conditions (Scotland) Act 2003 (asp 9)) so far as managing or maintaining common parts or land in accordance with the scheme.”.

- (3) In section 18 (referral to the First-tier Tribunal)—
 - (a) in subsection (2), in each place where it occurs, after “homeowner” insert “or owners’ association”,
 - (b) in subsection (4), in both places where it occurs, after “homeowner” insert “or owners’ association”.
- (4) In section 19(1) (determination by the First-tier Tribunal), in the opening words, after “homeowner’s” insert “or owners’ association’s”.>

Mark Griffin

347 After section 47H, insert—

<Enforcement orders payment to homeowners

- (1) The Property Factors (Scotland) Act 2011 is modified as follows.
- (2) In section 20 (property factor enforcement orders)—
 - (a) in subsection (1)(b), after “payment” insert “of up to £10,000”,
 - (b) after subsection (3) insert—

“(4) The Scottish Ministers may by regulations increase the amount payable under subsection (1)(b).”.
- (3) In section 30 (orders and regulations), in subsection (3), after <14(3)(c)> insert <, 20(4)>.>

Maggie Chapman

20 After section 47H, insert—

<Appointment and removal

- (1) The Title Conditions (Scotland) Act 2003 is modified by subsection (2).
- (2) In section 64 (overriding power to dismiss and appoint manager), in subsection (1)—
 - (a) in the opening words, after first “properties,”, insert “unless the title deeds for the properties provide for a lower threshold,”,
 - (b) for “two thirds”, substitute “a majority”.
- (3) The Scottish Ministers may, by regulations, provide for conditions on the exercise of owners’ powers in relation to a manager under the Title Conditions (Scotland) Act 2003 including any requirements in relation to the convening of an owners’ meeting for the purposes of voting on the use of such powers.>

Màiri McAllan

243 After section 47H, insert—

THIS IS NOT THE MARSHALLED LIST

<Managers of related properties

Power for majority of owners to dismiss and appoint manager

- (1) The Title Conditions (Scotland) Act 2003 is modified as follows.
- (2) In section 64 (overriding power to dismiss and appoint manager), in subsection (1), for “two thirds” substitute “a majority”.>

Maggie Chapman

- 48 In section 52, page 83, line 1, after <18(1)> insert <, or (*Referral for removal from register*)(1),>

Maggie Chapman

- 49 In section 52, page 83, line 1, after <18(1)> insert <, or (*Appointment and removal*)(3),>

Group 24: Housing availability

Ariane Burgess

- 112 After section 51, insert—

<Cohousing

Cohousing: guidance

- (1) The Scottish Ministers must, within 2 years of Royal Assent, prepare and publish guidance on cohousing in Scotland.
- (2) Guidance under subsection (1) may include—
 - (a) accepted definitions of types of cohousing applicable in Scotland,
 - (b) information on different types of cohousing,
 - (c) models for the development of cohousing,
 - (d) how local authorities should support the development of cohousing,
 - (e) how other bodies should support the development of cohousing,
 - (f) monitoring and data collection concerning cohousing in Scotland,
 - (g) any other matters that the Scottish Ministers consider appropriate.
- (3) When developing guidance under subsection (1), the Scottish Ministers must consult such persons as they consider appropriate.
- (4) The Scottish Ministers may review and, if they consider it appropriate to do so, revise the guidance from time to time.
- (5) Subsections (3) and (4) apply to revised guidance as they apply to the guidance issued under subsection (1).
- (6) For the purposes of this section, cohousing has the meaning specified by the Scottish Ministers in regulations.>

Mark Griffin

- 366 Leave out section 51F and insert—

THIS IS NOT THE MARSHALLED LIST

<Power to make provision about the declaration of a national housing emergency

- (1) The Scottish Ministers may by regulations make provision for or in connection with the declaration of a national housing emergency by the Scottish Ministers.
- (2) Regulations under subsection (1) may, in particular, make provision about—
 - (a) the meaning of a national housing emergency for the purpose of the regulations,
 - (b) the circumstances in which a national housing emergency may or must be declared by the Scottish Ministers,
 - (c) the effect of declaring a national housing emergency, including any action that may or must be taken by the Scottish Ministers following such a declaration,
 - (d) the conferral of powers on the Scottish Ministers to obtain information for the purpose of, or in connection with, enabling or assisting the Scottish Ministers in taking any such action,
 - (e) the enforcement of these powers,
 - (f) the circumstances in which a national housing emergency that has been declared ceases to apply.
- (3) The Scottish Ministers must, before the end of the period of 18 months beginning with the day on which subsection (1) comes into force, lay before the Scottish Parliament a draft Scottish statutory instrument containing the first regulations under that subsection.>

Maggie Chapman

255 After section 51F, insert—

<Compulsory sale and lease review

Compulsory sale and lease review

- (1) Within 1 year of Royal Assent, the Scottish Ministers must consult on giving a power to local authorities to enable them to require the owners of derelict land and buildings to offer for sale or let such land or buildings for use as residential housing.
- (2) The Scottish Ministers must publish a report on the results of the consultation.
- (3) A report under subsection (2) must specify what action the Scottish Ministers propose to take in response to the consultation.>

Maggie Chapman

256 After section 51F, insert—

<Compulsory sale and lease

Compulsory sale and lease

- (1) Within 4 years of Royal Assent, the Scottish Ministers must bring forward legislation to give local authorities the power to require the owners of derelict land and buildings to offer for sale or let such land or buildings for use as residential housing.
- (2) The Scottish Ministers may by regulations give a power to local authorities to require the owners of derelict land and buildings to offer for sale or let such land or buildings for use as residential housing.
- (3) The Scottish Ministers may by regulations substitute the number in subsection (1) with another number, but not a number higher than 6.

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- (4) Regulations under subsection (3) may be made only once.>

Maggie Chapman

21 After section 51F, insert—

<Compulsory sale or lease orders

Compulsory sale or lease orders

- (1) A local authority may, in relation to land within the authority's area which falls within subsection (2), make an order requiring the owner of land specified in the order to offer the land for sale or let—
- (a) for use as residential housing, and
 - (b) by such method and within such period as is so specified (a “compulsory sale or lease order”).
- (2) That land is land which—
- (a) has been vacant or derelict for a continuous period specified by the Scottish Ministers in regulations prior to the date on which the compulsory sale or lease order is made,
 - (b) is suitable for use as residential housing, and
 - (c) is—
 - (i) of such type as may be specified, and
 - (ii) no greater in area than the maximum area specified,for the purposes of this section by the Scottish Ministers by regulations.
- (3) A compulsory sale or lease order may be made—
- (a) on the authority's own initiative, or
 - (b) on an application by a community body.
- (4) The Scottish Ministers may by regulations make further provision in connection with compulsory sale or lease orders.
- (5) Regulations under subsection (4) may in particular include provision about—
- (a) circumstances in which an order may not be made,
 - (b) any consultation and notification that is to take place before an order may be made,
 - (c) information that is to be contained in an order,
 - (d) the ability of local authorities to require the giving of commitments by prospective purchasers as to the future use of land which is subject to an order,
 - (e) whether the owner may refuse to accept offers for land which is subject to an order,
 - (f) circumstances in which a local authority may, following the making of an order, make its own arrangements for the land subject to the order to be sold at public auction,
 - (g) a procedure for any community body which has had a request to a local authority to make an order refused to appeal against that decision,
 - (h) the maintenance by local authorities of registers of vacant or derelict land for the purposes of identifying land which may be made subject to an order.

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- (6) Before making regulations under subsection (2) or (4), the Scottish Ministers must consult on—
- (a) the time period to be specified in subsection (2)(a),
 - (b) the impact of the duty under subsection (1) on local authorities,
 - (c) whether any further provision in connection with compulsory sale or lease orders is necessary to comply with human rights obligations,
 - (d) any other matters the Scottish Ministers consider appropriate.
- (7) In this section—
- “community body” means a body, whether or not formally constituted, established for purposes which consist of or include that of promoting or improving the interests of any communities (however described) present in the area in which the vacant or derelict land is situated,
- “land” includes buildings (including residential properties and individual properties within tenements),
- “use as residential housing” includes the adaptation or construction of properties on the land to be used as residential housing.>

Mark Griffin

367 After section 51F insert—

<Guidance for local authorities about a local housing emergency

- (1) The Scottish Ministers may issue guidance to local authorities about the declaration of a local housing emergency by a local authority.
- (2) The guidance may, in particular, include provision about—
 - (a) the meaning of a local housing emergency,
 - (b) the circumstances in which a local housing emergency may be declared by a local authority,
 - (c) the effect of a local authority declaring a local housing emergency, including any action that may be taken by the local authority following such a declaration,
 - (d) the circumstances in which a local housing emergency that has been declared ceases to apply, and
 - (e) any other matter relating to a local housing emergency as the Scottish Ministers consider appropriate.
- (3) A local authority must, in the exercise of its functions in relation to housing, have regard any guidance issued under subsection (1).
- (4) Before issuing any guidance under subsection (1), the Scottish Ministers—
 - (a) must consult local authorities, and
 - (b) may consult any other person they consider appropriate.
- (5) The Scottish Ministers must publish any guidance issued under subsection (1) in such manner as they consider appropriate.>

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Maggie Chapman

- 260 In section 52, page 82, line 36, after <(4)> insert <or (*Compulsory sale and lease*)(3)>

Maggie Chapman

- 261 In section 52, page 83, line 1, after <18(1)> insert <, (*Compulsory sale and lease*)(2),>

Mark Griffin

- 387 In section 52, page 83, line 1, leave out <51F(1) or (5)> and insert <(Power to make provision about the declaration of a national housing emergency)(1)>

Maggie Chapman

- 51 In section 52, page 83, line 1, after <(5)> insert <, or (*Compulsory sale or lease orders*)(2) or (4)>

Group 25: Accessibility of housing

Pam Duncan-Glancy

- 351 After section 51, insert—

<Accessibility of housing

Accessible homes standard

- (1) The Scottish Ministers must, no later than 2 years after this section comes into force, publish an accessible homes standard.
- (2) The accessible homes standard mentioned in subsection (1) must include—
 - (a) building and design standards which a new build home must meet in relation to its—
 - (i) accessibility, and
 - (ii) adaptability,
 - (b) provision in relation to—
 - (i) data collection,
 - (ii) the tracking and reporting of costs,
 - (iii) future-proofing designs.
- (3) In developing the accessible homes standard mentioned in subsection (1), the Scottish Ministers must—
 - (a) take into account the need for the standard to apply across different housing tenures,
 - (b) take into account guidance in relation to accessible homes,
 - (c) consult any persons they consider appropriate.
- (4) The Scottish Ministers must from time to time review, and may revise, the accessible homes standard.
- (5) In this section, “new build home” has the same meaning as in section 138 of the Building Safety Act 2022.>

THIS IS NOT THE MARSHALLED LIST

Pam Duncan-Glancy

352 After section 51, insert—

<Accessibility of housing

Adaptations to housing

- (1) The Scottish Ministers must by regulations provide for a scheme to provide adaptations to housing to improve accessibility.
- (2) The scheme referred to in subsection (1) must—
 - (a) apply irrespective of housing tenure,
 - (b) integrate adaptations into planned repair, maintenance, and upgrade programmes,
 - (c) include a mechanism for evaluating the adaptations made for the purposes of informing future strategy and resource allocation,
 - (d) ensure that the evaluation referred to in paragraph (c) involves engagement with relevant advocacy organisations.>

Rachael Hamilton

368 After section 51F, insert—

<Adaptations to non-primary residences

Adaptations to non-primary residences

- (1) The Housing (Scotland) Act 2006 is modified as follows.
- (2) In section 52 (right to adapt rented houses)—
 - (a) in subsection (2)(a)—
 - (i) the words from “occupies” to the end of the paragraph become sub-paragraph (i), and
 - (ii) after sub-paragraph (i), insert—

“(ii) spends or intends to spend a significant amount of time in the house for the purpose of receiving care or support from a person living in that house, or”
 - (b) after subsection (2) insert—

“(2ZA) Subsection (2)(a)(ii) does not apply to the extent that the care is or would be provided—

 - (a) under or by virtue of a contract, or
 - (b) as voluntary work.”
- (3) In section 73 (when assistance must be provided)—
 - (a) in subsection (1)(b)—
 - (i) the words from “a disabled” to the end of the paragraph become sub-paragraph (i), and
 - (ii) after sub-paragraph (i), insert “or,

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- (ii) a place where the disabled person spends a significant amount of time for the purpose of receiving care or support from a person living in that house.”,

(b) after subsection (1) insert—

“(1A) Subsection (1)(b)(ii) does not apply to the extent that the care is or would be provided—

- (a) under or by virtue of a contract, or
- (b) as voluntary work.”.>

Meghan Gallacher

369 After section 51F, insert—

<Right to adapt rented housing

Right to adapt rented housing

- (1) The Housing (Scotland) Act 2006 is modified as follows.
- (2) In section 52 (right to adapt rented houses), after subsection (2) insert—

“(2ZA) For the purposes of subsection (2), a house is suitable for the accommodation, welfare or employment of any disabled person where it is designed and constructed to allow for safe, convenient, and unassisted access into and throughout the house for occupants with varying needs and disabilities, including wheelchair users.”.>

Group 26: Taxes and local government finance

Ross Greer

353 Before section 51A, insert—

<Council tax revaluation

- (1) The Scottish Ministers must make an order under section 74(3)(b) of the Local Government Finance Act 1992 providing that, as regards financial years beginning on or after such date as is specified in the order, valuation bands so specified shall be substituted for those for the time being effective for the purposes of subsection (2) of that section.
- (2) An order under subsection (1) must—
 - (a) require local assessors to compile, and then maintain, new valuation lists for the financial years specified in the order,
 - (b) specify a date no later than 1 April 2029.
- (3) At the same time as making an order under subsection (1), the Scottish Ministers must make an order under section 88(3)(b) of the Local Government Finance Act 1992 that specifies a date no later than 1 April 2027 for the purposes of section 86(2) of that Act.
- (4) Prior to new valuation lists coming into force by virtue of an order made under subsection (1), the Scottish Ministers must by regulations provide for such transitional measures as they consider appropriate, including in relation to the payment of council tax by low and fixed income households.

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- (5) For the avoidance of doubt, the Scottish Ministers may make an order under section 74(3)(b) of the Local Government Finance Act 1992 which has the effect of retaining the valuation bands as set out in section 74(2) of that Act at the date of Royal Assent.>

Ross Greer

- 354 In section 51A, page 80, line 28, after <33> insert <—
()>

Ross Greer

- 355 In section 51A, page 80, line 28, at end insert—
<() in subsection (4), paragraph (a) is repealed,
() after subsection (4) insert—
“(4A) If regulations under subsection (1) confer on local authorities a power under subsection (2)(b)(ii), the regulations may provide that, in exercising the power, a local authority must have regard to any guidance issued by the Scottish Ministers about the exercise of the power.”.>

Màiri McAllan

- 245 In section 51B, page 80, line 30, leave out <, no later than six months after Royal Assent, undertake> and insert <carry out>

Màiri McAllan

- 246 In section 51B, page 80, line 32, at end insert—
<() The review must be completed no later than the end of the period of one year beginning with the day of Royal Assent.>

Graham Simpson

- 247 After section 51B, insert—
<Council tax: persons disregarded for purposes of discount
(1) The Council Tax (Discounts) (Scotland) Consolidation and Amendment Order 2003 is modified as follows.
(2) In article 6, paragraph 3(b), for “completed” substitute “graduated from”.>

Ross Greer

- 356 After section 51B, insert—
<Council tax: joint and several liability
(1) The Local Government Finance Act 1992 is modified as follows.
(2) In section 80 (reduced amounts)—
(a) after subsection (6) insert—

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“(6A) Without prejudice to the generality of this section, regulations made under this section may reduce liability, including joint and several liability, where a person is experiencing or has experienced domestic abuse.”,

(b) after subsection (9) insert—

“(9A) In subsection (6A), “domestic abuse” means abusive behaviour within the meaning of section 2 of the Domestic Abuse (Protection) (Scotland) Act 2021 (as read with sections 1 and 3 of that Act).”.>

Ross Greer

357 After section 51B, insert—

<Council tax: prescriptive periods

- (1) The Prescription and Limitation (Scotland) Act 1973 is modified as follows.
- (2) In schedule 1 (obligations affected by prescriptive periods of five years under section 6)—
 - (a) in paragraph 1, after sub-paragraph (a) insert—

“(aza) to any obligation to pay—

 - (i) council tax under Part 2 of the Local Government Finance Act 1992,
 - (ii) any surcharge, fees, expenses or other sum recoverable in connection with the enforcement of an obligation to pay such council tax,”,
 - (b) in paragraph 2, sub-paragraph (fd)—
 - (i) leave out sub-sub-paragraph (i),
 - (ii) in sub-sub-paragraph (iii), leave out “council tax or”.>

Ross Greer

358 After section 51B, insert—

<Council tax: collection arrangements

The Scottish Ministers must, by regulations, make provision for the right for any person to satisfy their liability for council tax in monthly instalments, including in the event of them falling into arrears.>

Màiri McAllan

248 In section 51C, page 81, line 9, after <account> insert <—

<()>

Màiri McAllan

249 In section 51D, page 81, line 11, leave out from beginning to <account),> in line 13 and insert—

<()>

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Màiri McAllan

- 250** In section 51E, page 81, line 17, leave out from <, within> to end of line 19 and insert <carry out a review of the process for determining whether particular lands and heritages (or parts of them) fall within the class of self-catering holiday accommodation that is excluded from the definition of dwelling in section 72(2) of the Local Government Finance Act 1992 (dwellings chargeable to council tax).
- () The review must be completed no later than the end of the period of two years beginning with the day of Royal Assent.>

Màiri McAllan

- 251** In section 51E, page 81, line 20, leave out from <must> to <that> in line 26 and insert <—
- () must include the manner in which any such determination is communicated, and
- () may include such other matters as>

Ross Greer

- 359** In section 51E, page 81, line 25, at end insert—
- <() the number of days per year for which a residential property is—
- (i) available for let,
- (ii) let in a manner which leads to liability for non-domestic rates instead of liability for council tax.>

Màiri McAllan

- 252** In section 51E, page 81, line 27, leave out subsection (3) and insert—
- <(3) On completing the review, the Scottish Ministers must—
- (a) lay a report on the review before the Scottish Parliament,
- (b) publish the report in such manner as they consider appropriate.>

Màiri McAllan

- 253** In section 51E, page 81, line 33, at end insert—
- <() In subsection (1), “class of self-catering holiday accommodation” means the class of lands and heritages described as self-catering holiday accommodation that is prescribed as such by regulations under section 72(4) of the Local Government Finance Act 1992.>

Màiri McAllan

- 254** Move section 51E to after section 51B

Ariane Burgess

- 114** After section 51E, insert—

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<Land and buildings transaction tax

Exempt transactions: housing co-operatives

(1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.

(2) In schedule 1 (exempt transactions), after paragraph 2 insert—

“Acquisitions by housing co-operatives

2A(1) A land transaction under which the buyer is a qualifying housing co-operative is an exempt transaction.

(2) An entity is a qualifying housing co-operative for the purposes of sub-paragraph (1) on any day if on that day—

(a) it is a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014, and

(b) the rules of the co-operative comply with sub-paragraph (3).

(3) The rules of the co-operative must—

(a) restrict voting membership to persons who are tenants, or prospective tenants, of the co-operative,

(b) preclude the granting or assignment of tenancies to persons other than voting members,

(c) prevent voting members from transferring any of their shares,

(d) prevent voting members from receiving any more than the nominal value of their shares on a return of share capital,

(e) confer on voting members equal voting rights.

(4) For the purposes of sub-paragraph (3)(a), a prospective tenant is an individual who—

(a) has been allocated a property within the co-operative, and

(b) will take up residence at that property within the next 12 calendar months of being accepted into membership.”>

Ariane Burgess

113 After section 51E, insert—

<Land and buildings transaction tax

Housing co-operatives: relief from Additional Dwelling Supplement

(1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.

(2) In schedule 2A, after paragraph 9C insert—

“Relief for housing co-operatives

9D(1) A chargeable transaction to which this schedule applies by virtue of paragraph 2 is exempt from the additional amount if the buyer is a qualifying housing co-operative.

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- (2) An entity is a qualifying housing co-operative for the purposes of sub-paragraph (1) on any day if on that day—
 - (a) it is a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014, and
 - (b) the rules of the co-operative comply with sub-paragraph (3).
- (3) The rules of the co-operative must—
 - (a) restrict voting membership to persons who are tenants, or prospective tenants, of the co-operative,
 - (b) preclude the granting or assignment of tenancies to persons other than voting members,
 - (c) prevent voting members from transferring any of their shares,
 - (d) prevent voting members from receiving any more than the nominal value of their shares on a return of share capital,
 - (e) confer on voting members equal voting rights.
- (4) For the purposes of sub-paragraph (3)(a), a prospective tenant is an individual who—
 - (a) has been allocated a property within the co-operative, and
 - (b) will take up residence at that property within the next 12 calendar months of being accepted into membership.”.>

Ariane Burgess

360 After section 51E, insert—

<Land and buildings transaction tax

Report on Land and Buildings Transaction Tax for community led housing

- (1) The Scottish Ministers must, within 2 years of Royal Assent, prepare and publish a report on Land and Buildings Transaction Tax in relation to co-operatives and other forms of community led housing.
- (2) A report under subsection (1) must include consideration of the impact on the availability and provision of quality, affordable housing, of—
 - (a) Additional Dwelling Supplement on—
 - (i) housing co-operatives,
 - (ii) community housing bodies,
 - (b) Land and Buildings Transaction Tax in connection with community land trusts dealing with housing co-operatives,
 - (c) Land and Buildings Transaction Tax on purchases by housing co-operatives.
- (3) If a report under subsection (1) determines that relief from Land and Buildings Transaction Tax or Additional Dwelling Supplement would be appropriate, the Scottish Ministers must as soon as practicable lay a statement before the Scottish Parliament containing—
 - (a) what steps the Scottish Ministers will take to introduce such relief, or
 - (b) if the Scottish Ministers do not intend to take such steps, why not.

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(4) For the purposes of this section—

“community housing body” means a not-for-profit organisation providing housing—

- (a) that has an explicit purpose of benefiting a defined local community,
- (b) that uses any surplus funds for the benefit of that local community,
- (c) that, in relation to its housing activities—
 - (i) provides for the participation of the local community in defining local housing needs and demands, and
 - (ii) uses those defined needs and demands as a basis for its housing activities,

“housing co-operative” means a housing provider that is a registered co-operative society incorporated under the Co-operative and Community Benefit Societies Act 2014 and whose rules—

- (a) restrict voting membership to persons who are tenants, or prospective tenants, of the co-operative,
- (b) preclude the granting or assignment of tenancies to persons other than voting members,
- (c) prevent voting members from transferring any of their shares,
- (d) prevent voting members from receiving any more than the nominal value of their shares on a return of share capital,
- (e) confer on voting members equal voting rights,

“prospective tenant” is an individual who—

- (a) has been allocated a property within the co-operative, and
- (b) will take up residence at that property within the next 12 calendar months of being accepted into membership.>

Ross Greer

361 After section 51E, insert—

<Land and buildings transaction tax

Visiting forces and international military headquarters reliefs

- (1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.
- (3) In schedule 16A (visiting forces and international military headquarters reliefs), paragraph 1, after “transaction” insert “, other than a residential property transaction,”.>

Ross Greer

362 After section 51E, insert—

<Land and buildings transaction tax

Crown application

- (1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.
- (2) In section 69 (crown application), after “Act” insert “, other than where it applies to residential property transactions,”.>

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Ross Greer

363 After section 51E, insert—

<Land and buildings transaction tax

Additional amount surcharge: companies

- (1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.
- (2) In section 68 (subordinate legislation), in subsection (2), after paragraph (j) insert—

“(jza) paragraph 4A(3) or (4) of schedule 2A,”.
- (3) In schedule 2A (additional amount: transactions relating to second homes etc.)—
 - (a) in paragraph 4, in sub-paragraph (2), after “consideration” insert “, except where paragraph 4A applies”,
 - (b) after paragraph 4 insert—

“Additional amount surcharge: companies

4A(1) This paragraph comes into force on the day after the Housing (Scotland) Act 2025 receives Royal Assent.

(2) Where—

 - (a) this schedule applies to a chargeable transaction,
 - (b) the transaction is a residential property transaction,
 - (c) the buyer is a—
 - (i) company (within the meaning of section 1 of the Companies Act 2006),
 - (ii) partnership where one or more of the partners is a company, or
 - (iii) collective investment scheme (within the meaning given by section 235 of the Financial Services and Markets Act 2000), and
 - (d) the Scottish Ministers have not prescribed in regulations under sub-paragraph (4) that this paragraph does not apply to the transaction,

the amount of tax chargeable in respect of the transaction (as determined under section 25(1) or 26(1)) is increased by the additional amount mentioned in sub-paragraph (3).
 - (3) The additional amount is an amount prescribed by the Scottish Ministers in regulations exceeding the amount specified in paragraph 4(2).
 - (4) The Scottish Ministers may, by regulations, specify transactions to which this paragraph does not apply.
 - (5) Regulations under sub-paragraphs (3) and (4) may make different provision for different purposes or areas.”.>

Ross Greer

364 After section 51E, insert—

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<Land and buildings transaction tax

Additional amount surcharge: buyers not ordinarily resident in Scotland

- (1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.
 - (2) In section 68 (subordinate legislation), in subsection (2), after paragraph (j) insert—

“(jza) paragraph 4A(3) of schedule 2A.”.
 - (3) In schedule 2A (additional amount: transactions relating to second homes etc.)—
 - (a) in paragraph 4, in sub-paragraph (2), after “consideration” insert “, except where paragraph 4A applies”,
 - (b) after paragraph 4 insert—

“Additional amount surcharge: buyers not ordinarily resident in Scotland
- 4A(1) This paragraph comes into force on the day after the Housing (Scotland) Act 2025 receives Royal Assent.
- (2) Where—
 - (a) this schedule applies to a chargeable transaction,
 - (b) the transaction is a residential property transaction,
 - (c) the buyer is not ordinarily resident in Scotland, and
 - (d) the buyer does not intend to use the dwelling as their only or main residence,

the amount of tax chargeable in respect of the transaction (as determined under section 25(1) or 26(1)) is increased by the additional amount mentioned in sub-paragraph (3).
 - (3) The additional amount is an amount prescribed by the Scottish Ministers in regulations exceeding the amount specified in paragraph 4(2).”.>

Ross Greer

365 After section 51E, insert—

<Land and buildings transaction tax

Additional amount surcharge: areas of linguistic significance

- (1) The Land and Buildings Transaction Tax (Scotland) Act 2013 is modified as follows.
 - (2) In section 68 (subordinate legislation), in subsection (2), after paragraph (j) insert—

“(jza) paragraph 4A(3) or (4) of schedule 2A.”.
 - (3) In schedule 2A (additional amount: transactions relating to second homes etc.)—
 - (a) in paragraph 4, in sub-paragraph (2), after “consideration” insert “, except where paragraph 4A applies”,
 - (b) after paragraph 4 insert—

“Additional amount surcharge: areas of linguistic significance
- 4A(1) This paragraph comes into force on the day after the Housing (Scotland) Act 2025 receives Royal Assent.

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- (2) Where—
 - (a) this schedule applies to a chargeable transaction,
 - (b) the transaction is a residential property transaction,
 - (c) the dwelling is in an area of linguistic significance designated under section 1A of the Gaelic Language (Scotland) Act 2005, and
 - (d) the Scottish Ministers have not prescribed in regulations under sub-paragraph (4) that this paragraph does not apply to the area of linguistic significance in which the dwelling is situated,

the amount of tax chargeable in respect of the transaction (as determined under section 25(1) or 26(1)) is increased by the additional amount mentioned in sub-paragraph (3).
- (3) The additional amount is an amount prescribed by the Scottish Ministers in regulations exceeding the amount specified in paragraph 4(2).
- (4) The Scottish Ministers may, by regulations, set out the areas of linguistic significance designated under section 1A of the Gaelic Language (Scotland) Act 2005 which this paragraph does not apply to.
- (5) Where the Scottish Ministers make regulations under sub-paragraph (4), the Scottish Ministers must publish the reasons for doing so.
- (6) Regulations under sub-paragraphs (3) and (4) may make different provision for different purposes or areas.”.>

Rachael Hamilton

376 After section 51F, insert—

<Visitor levy

Visitor levy: impact on housing

- (1) The Scottish Ministers must review the impact of the Visitor Levy (Scotland) Act 2024 on issues related to housing for residents of areas where a visitor levy scheme is in place.
- (2) On completing the review, the Scottish Ministers must—
 - (a) lay a report on the review before the Scottish Parliament,
 - (b) publish the report in such manner as they consider appropriate.>

Rachael Hamilton

377 After section 51F, insert—

<Visitor levy

Visitor levy: housing

- (1) The Visitor Levy (Scotland) Act 2024 is amended as follows.
- (2) In section 13 (prior consultation on scheme)—
 - (a) in subsection (2), at the beginning, insert “Subject to subsection (2A),”,
 - (b) after subsection (2), insert—

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“(2A) The objectives of a proposal may also relate to mitigating any adverse effect of persons visiting the scheme area for leisure or business purposes on housing in the scheme area.”>

Ross Greer

386 In section 52, page 83, line 1, after <(5)> insert <, or (*Council tax: collection arrangements*)>

Group 27: Antisocial behaviour: register of tenants

Edward Mountain

257 After section 51F, insert—

<Antisocial behaviour: register of tenants

Antisocial behaviour: register of tenants

- (1) The Antisocial Behaviour etc. (Scotland) Act 2004 is modified as follows.
- (2) After section 81, insert—

“PART 7A

HOUSING: ANTISOCIAL BEHAVIOUR REGISTER

81A Antisocial behaviour: register of tenants

- (1) The Scottish Ministers must, by regulations, make provision for each local authority to prepare and maintain a register of tenants with a history of antisocial behaviour.
- (2) Regulations under subsection (1) must—
 - (a) make provision about—
 - (i) the form in which a register is to be kept,
 - (ii) the information to be specified in an entry in the register,
 - (iii) applications to be entered on the register,
 - (iv) amending an entry,
 - (v) the enforcement of the register,
 - (b) make provision to require persons mentioned in subsection (3) to ensure that they are entered on the register and that their entry on the register is up to date,
 - (c) make provision for landlords to request information held on the register in relation to a tenant or prospective tenant.
- (3) The persons are tenants and prospective tenants who—
 - (a) are, or have been, subject to an antisocial behaviour order under Part 2 in relation to behaviour within, or in the locality of, a property let by the tenant,
 - (b) have been evicted from a previous tenancy on the grounds of engaging in antisocial behaviour,

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- (c) meet any other criteria specified by Scottish Ministers in regulations under subsection (1).
 - (4) Regulations under subsection (1) may—
 - (a) make any other such provision the Scottish Ministers consider appropriate,
 - (b) modify any enactment (including this Act).”.
- (3) In section 141 (orders and regulations), in subsection (4)(b), after “26(2)” insert “or 81A(1)”.>

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