
EXPLANATORY NOTES

PRIVATE RENTED HOUSING (SCOTLAND) ACT 2011

INTRODUCTION

THE ACT

STRUCTURE AND SUMMARY OF THE ACT

PART 1 – REGISTRATION OF PRIVATE LANDLORDS

- Sections 1 and 2 Fit and proper person
- Section 3 Landlord registration number
- Section 4 Appointment of agents
- Section 5 Access to register: additional information
- Section 6 Duty to include certain information in advertisements
- Sections 7 and 8 Penalties for unregistered landlords
- Section 9 Power to obtain information
- Section 10 Part 8 of the 2004 Act: Guidance
- Section 11 Private Rented Housing Panel: information to be given to a local authority

PART 2 - HOUSES IN MULTIPLE OCCUPATION

- Section 13 Amendment of HMO licensing regime
- Section 14 Penalties for certain HMO offences
- Section 15 Statement of reasons for decisions
- Section 16 Guidance

PART 3 – OVERCROWDING STATUTORY NOTICES

- Section 17 Overcrowding statutory notice
- Section 18 Matters to be considered prior to service of an overcrowding statutory notice
- Section 19 Information and advice for occupiers

Sections 20 to 26 and 28 – Overcrowding: further provisions

Section 27 – Power to obtain information

Section 29 - Guidance

Section 30 – Reports

PART 4 – MISCELLANEOUS

Section 32 - Premiums

Section 33 - Tenant information packs

Section 34 - Notices required for termination of a short assured tenancy

Section 35 - Landlord applications to the private rented housing panel

Sections 36 and 37 - Long leases and heritable securities

PART 5 – GENERAL

Section 38 - Interpretation

Section 39 - Ancillary provision

Section 40 - Orders

Section 41 - Short title and Commencement

PARLIAMENTARY HISTORY