

Compliance Checklist

Mandatory

- Right to Rent**
All adult tenants must be checked
- Gas Safety Certificate**
All gas appliances must be tested annually
- Deposit Protection**
Deposits must be put into a government approved scheme
- HMO Licensing**
A licence will be required for an HMO
- Local Authority License**
Some councils may require a landlord to be licensed
- How to Rent Guide**
A copy must be given to the tenant
- Energy Performance Certificate**
All rental properties must have a valid EPC of at least E and a copy given to the tenant
- Anti-Money Laundering Checks**
Must be carried out where the monthly rental is €10,000 per month
- Fire Safety & Smoke Detectors**
Fire regulations must be complied with and smoke detectors installed
- Carbon Monoxide Detector**
Every room that has a fixed combustible appliance must have a CMD from October 2022
- EIC Report**
An Electrical Installation Condition Report is required every five years and a copy given to the tenant

Advisory

- Tenant Reference**
Make sure you have properly referenced all tenants and guarantors
- Tenancy Agreement**
Make sure you have a properly prepared and signed tenancy agreement
- Rent Protection Insurance**
The letting agent or landlord can get covered against unpaid rent up to £30,000 and £50,000 of legal expenses cover
- Tenant Liability Insurance**
Tenants can get £5,000 of cover against accidental damage to a landlords property