

*These notes relate to the Private Rented Housing (Scotland) Act 2011 (asp 14) which received Royal Assent on 20 April 2011*

# **PRIVATE RENTED HOUSING (SCOTLAND) ACT 2011**

---

## **EXPLANATORY NOTES**

### **STRUCTURE AND SUMMARY OF THE ACT**

#### **Part 1 – Registration of Private Landlords**

##### ***Section 6 – Duty to include certain information in advertisements***

13. To prevent unregistered landlords from advertising their properties, section 6 of the Act inserts a new section 92B into the 2004 Act which requires all adverts for properties for let to include the landlord registration number or, in the case of landlords whose application is yet to be determined, the phrase “landlord registration pending”. Reusable ‘To Let’ boards are exempt from this due to costs for landlords. Where there is more than one owner of the property, only one landlord registration number (or the phrase “landlord registration pending” if relevant) need be included in the advertisement. For a registered landlord the sanction for failing to include a registration number is that they may be removed from the register. For an applicant for registration the sanction is that the application may be refused.