



Levelling-up and Regeneration Act 2023

2023 CHAPTER 55

PART 12

MISCELLANEOUS

228 Registration of short-term rental properties

- (1) The Secretary of State must by regulations make provision requiring or permitting the registration of specified short-term rental properties in England.
- (2) “Short-term rental property” means—
 - (a) a dwelling, or part of a dwelling, which is provided by a person (“the host”) to another person (“the guest”)—
 - (i) for use by the guest as accommodation other than the guest’s only or principal residence,
 - (ii) in return for payment (whether or not by the guest), and
 - (iii) in the course of a trade or business carried on by the host, and
 - (b) any dwelling or premises, or part of a dwelling or premises, not falling within paragraph (a) which is specified for the purposes of this paragraph.
- (3) The Secretary of State must consult the public before making the first regulations under this section.
- (4) The requirement in [subsection \(3\)](#) may be satisfied by consultation undertaken before the coming into force of this section.
- (5) Regulations under this section may, in particular, include provision about or in connection with—
 - (a) who may, or must, maintain the register or registers provided for under this section;
 - (b) who may, or must, register a specified short-term rental property on any register provided for under this section;
 - (c) conditions that must be satisfied for a specified short-term rental property to be registered or conditions that may be placed upon a specified short-term

Status: This is the original version (as it was originally enacted).

- rental property’s registration (including provision about the circumstances in which such conditions may be varied);
- (d) the circumstances in which the registration of a specified short-term rental property may be revoked;
 - (e) procedural requirements relating to the registration of a specified short-term rental property, the variation of any conditions placed on the registration or the revocation of the registration;
 - (f) appeals against decisions made in relation to the registration of a specified short-term rental property;
 - (g) the form or content of—
 - (i) a register provided for under this section,
 - (ii) an application for registration on such a register, or
 - (iii) any other document provided for under this section;
 - (h) how the registration of a specified short-term rental property may or must be publicised;
 - (i) the collection, provision or publication of information in connection with regulations under this section;
 - (j) exemptions from some or all of the requirements imposed by regulations under this section;
 - (k) prohibiting the provision of a short-term rental property or anything done wholly or partly for the purposes of promoting such a property to the public or a section of the public, in the course of a trade or business, where the property is not registered or another requirement imposed by regulations under this section has not been met;
 - (l) the enforcement of requirements or prohibitions imposed by regulations made under this section.
- (6) Provision under [subsection \(5\)\(l\)](#) may, in particular, include provision—
- (a) conferring a power on a court or tribunal;
 - (b) for the imposition of civil sanctions and appeals against such sanctions.
- (7) Regulations under this section may make provision for the imposition of civil sanctions whether or not the conduct in respect of which the sanction is imposed constitutes an offence.
- (8) Regulations under this section may—
- (a) provide for the charging of fees or other charges;
 - (b) confer a function, including a function involving the exercise of a discretion, on any person;
 - (c) relate to all or only part of England (and still discharge the duty in [subsection \(1\)](#)).
- (9) In this section—
- “civil sanction” means a sanction of a kind for which provision may be made under Part 3 of the Regulatory Enforcement and Sanctions Act 2008 (fixed monetary penalties, discretionary requirements, stop notices, enforcement undertakings);
- “premises” includes any place and, in particular, includes—
- (a) any vehicle or vessel;
 - (b) any tent or moveable structure;

“specified” means specified or described in regulations made under this section.