

To obtain an **HMO license** in Birmingham, your property must meet specific **safety, management, and space standards**. Here's a breakdown of the key criteria:

1. Who Needs an HMO License?

- **Mandatory Licensing:** If the HMO has **5 or more unrelated people** living in it, you **must** apply for an **HMO license**.
 - **Additional Licensing:** Birmingham City Council may require **smaller HMOs (3-4 people)** to be licensed if they introduce additional licensing schemes.
 - **Selective Licensing (in some areas):** Some smaller HMOs might need a license depending on local council rules.
-

2. Criteria to Obtain an HMO License

To qualify, your property must meet the following requirements:

A. Property Standards

✓ **Minimum Room Sizes** (as per Housing Act 2004 and Birmingham Council rules):

- Single occupancy room: **at least 6.51m²**
- Double occupancy room: **at least 10.22m²**
- Rooms for children under 10: **at least 4.64m²**

✓ **Fire Safety & Emergency Measures**

- **Smoke alarms** on each floor and in every bedroom.
- **Fire doors** (with self-closing mechanisms) for all bedrooms and kitchens.
- **Fire escape routes** must be clear and compliant with regulations.
- **Fire extinguishers & fire blankets** in communal areas and kitchens.

✓ **Adequate Facilities for Occupants**

- **Kitchens:** Must have enough cooking, storage, and fridge space.
 - **Bathrooms:** At least **1 bathroom per 5 tenants**.
 - **Heating & Ventilation:** Must be energy-efficient and properly ventilated.
-

B. Landlord Requirements

✔ Fit & Proper Person Test

- No history of housing law breaches, fraud, criminal activity, or discrimination.
- No previous **HMO license refusals or revocations**.

✔ Management & Compliance

- Must provide **clear tenancy agreements** for all tenants.
- Ensure **regular maintenance and repairs**.
- Provide **waste disposal facilities** to prevent rubbish buildup.

✔ Gas, Electrical & Safety Certificates

- **Gas Safety Certificate** (updated annually).
 - **Electrical Installation Condition Report (EICR)** (updated every 5 years).
 - **Energy Performance Certificate (EPC)** (minimum **E rating** or higher).
-

3. How to Apply for an HMO License in Birmingham

- ✦ **Apply Online:** Via **Birmingham City Council's website** (HMO Licensing Page)
 - ✦ **Application Fee:** Usually **£1,150+** (varies by property size).
 - ✦ **Processing Time:** Can take **several months**, so apply early.
-

4. Penalties for Not Having an HMO License

- ✗ **Fines of up to £30,000** per breach.
 - ✗ **Rent Repayment Orders** (you may have to refund tenants up to 12 months of rent).
 - ✗ **Banning Orders** (you could be prohibited from renting out properties).
-

Would you like help checking if your specific property needs an **HMO license**, or guidance on preparing an application?