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Additional licensing for HMOs

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The rules around the licensing of Houses of Multiple Occupation (HMOs) changed on 5 June 2023.

From that date, a smaller HMO, which means a property with three or four occupants, needs a licence before you can rent it out.

Do I need a new additional licence for HMOs?

Under previous rules, a HMO only required a licence if it was rented to five or more people from different households, who shared facilities like a bathroom or kitchen

You still need a mandatory licence to rent out this type of HMO.

However, on 5 June 2023, the definition of a licensable HMO changed, and now smaller HMOs also require a licence.

A licensable (smaller) HMO means a property:

- occupied by three or four people
- made up of two or more households, and
- where people share facilities such as a kitchen or bathroom

You will have to apply for an additional licence for any HMO that fits the new definition.

Enforcing the scheme

As a landlord, if you fail to obtain the necessary licenses, it can lead to severe consequences:

- you may face fines up to £30,000 through a Civil Penalty Notice (CPN) or prosecution, which could result in an unlimited fine
- your tenants could claim up to 12 months' rent back through a Rent Repayment Order (RRO)
- any section 21 eviction notices you serve would be considered invalid



Reporting an unlicensed property

If you suspect a property is operating without the proper licence, you can report this to us confidentially through our [dedicated reporting website](#).

Applying for an additional licence

You can now apply for a new additional HMO licence. Each licence costs £755.

If you rent out more than one HMO, you will need a licence for each property.

[Apply for an additional HMO licence](#).

Further information

No tacit consent is applicable to this type of application. If you have not heard from us within 28 days of submitting your application, email us.

If you have any problems with our application form, email the property licensing team: pl@birmingham.gov.uk.

[Read more about HMOs](#).

[Read more about our additional licensing scheme](#).

Additional licensing conditions

There are conditions you will be expected to meet when we give you an additional licence.

The conditions cover things such as:

- health and safety
- occupancy levels
- refuse and recycling

Read our [additional HMO licensing conditions](#).

Section 257 HMOs

You may need to apply for a section 257 additional licence if you operate a property that has been converted into self-contained flats and meets the following criteria:

- the conversion of the property did not comply with the Building Regulations 1991
- two thirds or more of the flats in the property are rented out

The section 257 licence is only for the building as a whole. Individual flats in the building may also require separate licences, depending on their circumstances.

For more information, [download the section 257 HMOs property licensing guidance](#).

If you're unsure whether your property may be subject to section 257 licensing, email the Property Licensing team at pl@birmingham.gov.uk.

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