**SHORT-TERM LETS**

*Scottish Government consultation*

The number of short-term lets in communities across Scotland has increased significantly in recent years with some positive and some negative social and economic effects.

The Scottish Government is now consulting on proposals to reform how short-term lets are regulated by local authorities. You can view the Scottish Government's consultation and access further information [**here**](https://consult.gov.scot/housing-services-policy-unit/short-term-lets/).

SCDI welcomes the views of our members, partners and stakeholders to inform our response to this consultation.

Please complete any or all of the form below as you see fit. Submit your response to **david.kelly@scdi.org.uk** before **COB FRIDAY 14 JUNE 2019**.

**Details**

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| --- | --- |
| Name |  |
| Position |  |
| Organisation |  |
| Email address |  |
| *Your completed form and your details will not be distributed publicly or to third parties. Your views may be referred to in SCDI’s consultation response, but only in anonymised form. We may contact you about your response or related issues in future.* |

1. **Are you aware of any additional data on the impacts of short-term lets (over and above that set out in Annex A – The Short-Term Rental Sector, Housing and Tourism in Scotland) which the Scottish Government should take into account when considering proposals for regulation?**

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1. **Should a regulatory framework distinguish between sharing, swapping and secondary letting?**

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1. **Should the rules be capable of being different depending on the type of accommodation? For example, to distinguish between tenement flats and detached houses.**

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1. **Do you have any comments on any other aspect of the definition of short-term lets?**

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1. **Do you have any comments on the positive or negative impacts of short-term lets?**

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1. **Do you have any examples of other positive or negative impacts of short-term lets?**

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1. **Do you have any comments about the impact of short-term lets on the housing market?**

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1. **Do you have any comments on the restrictions imposed on short-term lets by planning law?**

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1. **Do you have any comments on powers to tackle antisocial behaviour caused by short-term lets?**

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1. **Do you have any comments about complaint systems for short-term lets?**

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1. **Do you have any comments on safety issues related to short-term lets?**

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1. **Do you have any comments on eligibility for non-domestic rates?**

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1. **Do you have any comments on the additional eligibility requirements recommended by the Barclay Review?**

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1. **Do you have any comments on the eligibility of self-catering accommodation for the Small Business Bonus Scheme?**

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1. **Do you have any other comments on taxation relating to short-term lets?**

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1. **Do you have any additions or amendments to the proposed design principles?**

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1. **Do you have any comments on the proposed scope of a regulatory framework?**

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1. **Do you have any comments on the controls or conditions which councils should be able to set through a registration or licensing regime?**

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1. **Do you have any comments on whether a licensing scheme and/or market-based approach, and any associated charges, should apply to all types of short-term lets and whether conditions and/or charges should vary according to the type of property, its location or the number of rooms?**

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1. **Do you have any comments on the effectiveness of a days per year limit in meeting the Scottish Government’s objectives?**

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1. **Do you have any comments on how regulations should deal with commercial hosts?**

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1. **Do you have any comments on who should be subject to enforcement and sanctions?**

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1. **Do you have any other comments on short-term lets not covered in your answers to the above?**

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**Thank you for your engagement with SCDI’s Policy and Public Affairs Team.**

SCDI’s official consultation response will be based on your feedback and the views of our members. It will also shape our future engagement with the Scottish and UK Governments, policymakers, stakeholders and other organisations across all sectors and geographies of the Scottish economy, as we fulfil our mission to inform, influence and inspire.

**David Kelly**

**Policy Manager**

**SCDI**

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