

USEFUL CONTACTS

A pack of standard template documents and useful information for landlords and tenants can be purchased from the Manx housing and homelessness charity Housing Matters; please contact:-

Housing Matters,

17 Peel Road, Douglas, IM1 4LS

Tel: (01624) 675507

Email:

joanna.chapman@housingmatters.im

Website: www.housingmatters.im

For advice on fire regulations and fire safety within your properties, please contact:-

Isle of Man Fire and Rescue Service

Homefield, 88 Woodbourne Road

Douglas, IM2 3AP

Tel: 647300 Email: iomfire@gov.im

Website: www.iomfire.com

For information on ensuring your property is in satisfactory condition, please contact:-

Environmental Health

The Slieau Whallian

Foxdale Road, St Johns, IM4 3AU

Tel. 685886 Email: depa@gov.im

Website: www.gov.im/daff/enviro/pest

If you require legal advice, the Isle of Man Law Society can provide a full list of Advocates, please contact:-

Isle of Man Law Society

27 Hope Street, Douglas, IM1 1AR

Tel: (01624) 662910

Email: enquiries@iomlawsociety.co.im

Website: www.iomlawsociety.co.im

Rent received for a property should be declared to Income Tax. If you wish to seek further information on paying income tax for rent received, you can contact Income Tax Division at:-

**Income Tax Division,
Central Government Office,
Douglas IM1 3TX.**

Tel: (01624) 685400

Email: incometax@itd.treasury.gov.im

Website: <http://www.gov.im/treasury/incometax>

If you would like some support, the **Manx Landlords Association** is an association that has been set up by Landlords, for Landlords, on the Isle of Man. You can contact the Secretary for more information on:

Email: manxlandlordassociation@gmail.com



Voluntary Landlord Registration Scheme

Department of Infrastructure

Housing Division

2nd Floor, Markwell house

Market Street,

Douglas

IM1 2RZ

Tel: (01624) 685955

Email: landlord.registration@gov.im



**Isle of Man
Government**

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VOLUNTARY LANDLORD REGISTRATION SCHEME



GUIDANCE FOR LANDLORDS

BACKGROUND

Following consultation in 2012 the Department of Health and Social Care (DSC) introduced a voluntary scheme for the registration of landlords renting properties in the private sector. Since the Scheme's introduction responsibility for operation has moved to the Department of Infrastructure (DOI).

The main purposes of the Scheme are:-

- To introduce registration of landlords and their property portfolio.
- To ensure that properties in the private rental sector meet minimum standards for decency of accommodation.
- To ensure that landlords are operating in a legal and appropriate manner.

The DOI is bringing forward new legislation which will provide the legal basis for the mandatory introduction of the Scheme which it is proposed will come into operation from late 2013. **Further details can be found here: www.gov.im/socialcare/consultations.gov**

However by introducing the Scheme on a voluntary basis the DOI hopes to give landlords the opportunity to understand the process and test it before registration becomes mandatory under the new legislation.

Who can apply?

The Scheme is open to all landlords operating in the private rental sector of the market in the Isle of Man including individuals, agencies and establishments.

This includes:-

- Private sector landlords (i.e. those persons who own accommodation and/or manage the properties)
- Letting Agents (i.e. an individual or organisation who takes on the responsibility of managing any aspects of the letting of your properties, such as:

What does the scheme comprise of?

Registration:-

The Department of Infrastructure is responsible for the registration of landlords. The period of registration will last for three years and involves a simple process of self declaration and self assessment by the landlord against a set of minimum standards.

Inspection:-

Environmental Health Officers will be responsible for inspection of properties under the Scheme. Inspections will be carried out on receipt of a complaint or on a random audit basis. I Inspections will be completed against the agreed minimum standards that apply to landlords upon registration.

What are the proposed standards for registration?

A series of standards will be applied to the landlord and their property/properties. These are contained in the application form.

The standards have been developed in consultation with Environmental Health Officers from the Department of Environment Food and Agriculture, and our partners in the sector and address a basic level of decency of accommodation.

The standards also address basic tenancy management issues such as; protection and return of deposits, tenant privacy, and operation within the law.

Landlords will have to confirm they meet these standards in order to register and they will be taken into account by Environmental Health Officers in any inspection of a property.

FEES

The Scheme is currently voluntary.

Registration during the voluntary period will be for three years, and is offered at a discounted rate of:

Application Fee **£50.00** per Landlord or Letting Agent

Property Fee **£10.00** (per each dwelling to be rented)

How can I apply?

Full details on how to apply, the application form, and a fees schedule can be found at:

www.gov.im then type '*Landlord Registration Scheme*' into the search option

For help with applying for registration please contact the Housing Team in the Department of Infrastructure on:

Address: Housing Division, 2nd Floor, Markwell House, Market Street, Douglas

Email: Landlord.registration@gov.im

Phone: (01624) 685955