



## Homes First Proposals

There needs to be a clear distinction between 'home-sharing' (of someone's main residence) and commercial letting (of a property that is not a person's main residence).

Planning (change of use) and licensing powers will give local authorities the flexibility to set their own policies to regulate short-term letting according to local conditions.

The following flowchart is an example of our proposed process:

1. If a person rents out a room or their home (whilst it remains their main residence) for less than 30 days per calendar year then there is no requirement to apply for a change of use or a licence.
2. If a person rents out a room or their home (whilst it remains their main residence) for more than 30 days per calendar year then there is a requirement to apply for a licence.
3. If a person rents out a property that is not their main residence then there is a requirement to apply for a change of use **and** a licence.

