

# Is your home an HMO?

**This flowchart helps you to check if your home could be classed as a house in multiple occupation (HMO).**

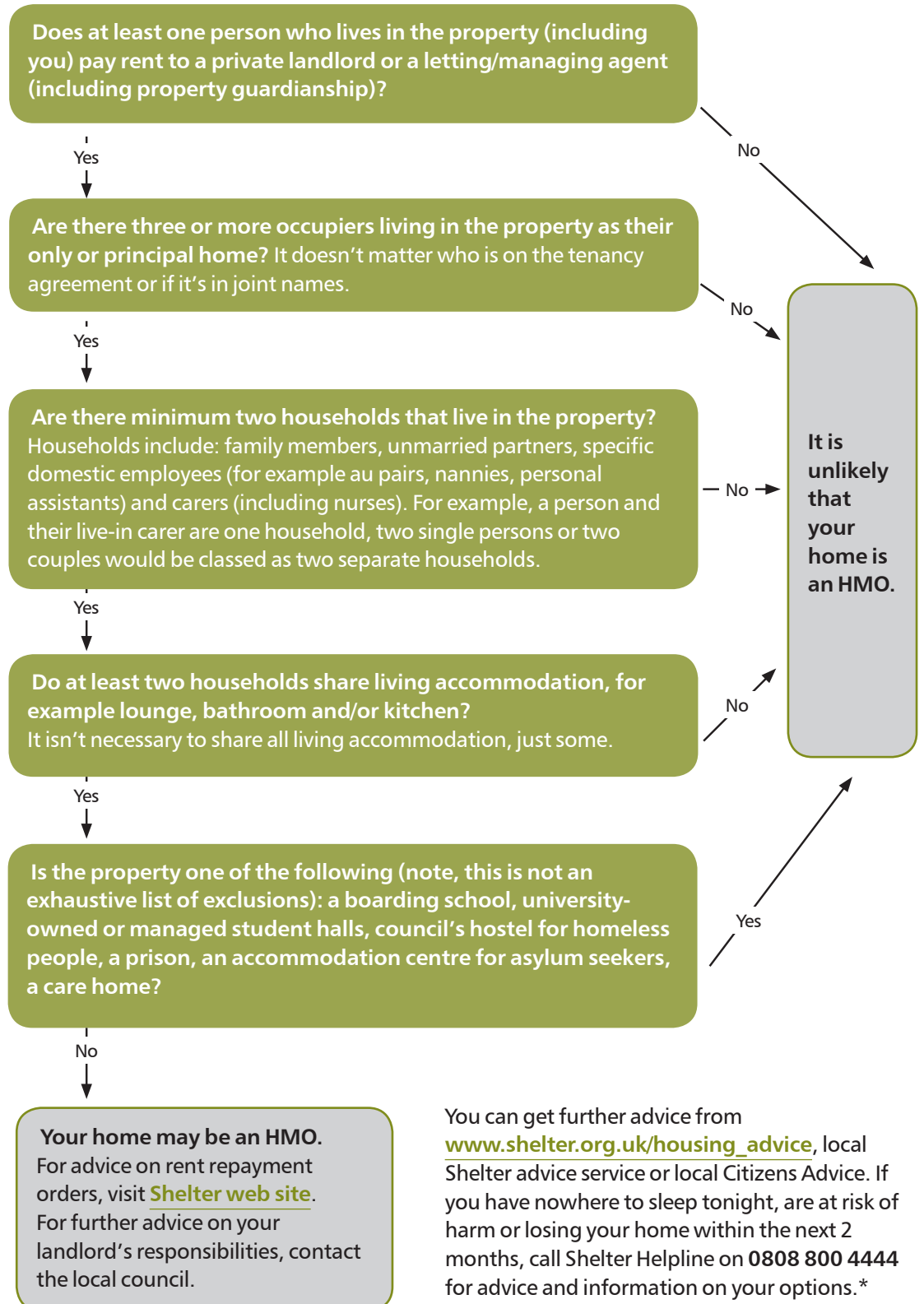
**If your home is an HMO, your landlord may have additional health and safety duties.**

Landlords of houses in multiple occupation (HMOs) have more responsibilities when it comes to the safety of their tenants. Some have to get a licence from the council.

HMOs occupied by 5 people must be licensed. Those occupied by fewer people may still need a licence, depending on the local council's rules. If you live in an HMO that should be licensed but isn't, you may be able

to get some of your rent back. If you are an assured shorthold tenant, your landlord may not be able to evict you using a 'no grounds' notice. The council could also fine the landlord.

This flowchart applies only if you don't live with your landlord. If you live in a purpose-built block of self-contained flats, the flowchart refers only to your flat.



**Note**  
Information contained in this factsheet is correct at the time of publication. Please check details before use.

You can get further advice from [www.shelter.org.uk/housing\\_advice](http://www.shelter.org.uk/housing_advice), local Shelter advice service or local Citizens Advice. If you have nowhere to sleep tonight, are at risk of harm or losing your home within the next 2 months, call Shelter Helpline on 0808 800 4444 for advice and information on your options.\*

\*Calls are free from UK landlines and main mobile networks.