

Short Term Holiday Let Licensing in England 2026

The Government are introducing **mandatory national registration scheme** for all short-term and holiday lets. The system is designed to improve safety, transparency and local oversight and applies across every local authority – including North Yorkshire Council.

Who Must Register

Any property let for **fewer than 90 consecutive nights** must be registered, including:

- Airbnb, Vrbo, Booking.com and similar listings
- Directly marketed holiday lets
- Properties managed by agents

Exempt: hotels, B&Bs, guest houses, standard residential tenancies, licensed HMOs.

What Registration Will Require

Owners must provide:

- Property details (address, type, occupancy)
- Owner/manager contact information
- Safety compliance: gas certificate (if relevant), EICR, smoke alarms, CO alarms, emergency plan
- Confirmation that the use is lawful under planning rules

A **unique registration number** is issued and must appear on all listings.

Booking Platform Responsibilities

Platforms must:

- Display valid registration numbers
- Remove unregistered listings after the transition period

Planning Rules Still Apply

Registration **does not equal planning permission**. Local planning rules (including Article 4 areas and the new C5 use class) still determine whether a property can legally operate as a short-term let.

Tax Changes

The **Furnished Holiday Let (FHL)** tax regime ended on **6 April 2025**. Registration creates a clearer data trail that may support HMRC compliance checks.

What Hosts Should Do Now

- Contact your local authority for more information
- Keep safety certificates up to date
- Check your planning status, especially in restricted areas

[VISIT THE GOVERNMENT WEBSITE HERE TO FIND OUT MORE.](#)