

## Empty Dwelling Management Orders – Housing Act 2004

DO YOU OWN A SECOND PROPERTY?  
IS THE PROPERTY VACANT OR IN DISREPAIR?

Property left vacant for more than six months could be seized, refurbished and rented out by local authorities without the owner's permission.

Empty Dwelling Management Orders [EDMO] are part of the new legislation under the Housing Act 2004, most of which is now in force.

This section of the legislation gives local authorities the power to apply to the Residential Property Tribunal for an order to take possession of any property that is vacant for more than 6 months\*, any property that has fallen into disrepair to the extent that it is a danger to the health and safety of its occupants or is a House in Multiple Occupation (HMO) that is not licensed or in breach of its licence.

HMOs are houses with shared facilities; under the new legislation it is a requirement to apply to the local authority for a licence. Failure to comply with the Act is a criminal offence.

If you think any of the issues raised here may affect any of your properties, please contact Lara Levy for an informal discussion.

\* Exceptions include; holiday homes, properties for sale or to let, properties where planning permission or building regulations are pending, property under going repairs or renovations and homes where the owner is recently deceased.



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