
LOCAL AUTHORITY GUIDE · LIVERPOOL

Liverpool Landlord Licensing — A Practical Guide

Selective (HA 2004 Pt 3) and HMO licensing (Pt 2) inside Liverpool City Council

Liverpool's city-wide HMO regime plus the 16-ward selective scheme running to 31 March 2027. Includes post-1 April 2026 fee bands, licence conditions, the fit-and-proper test and the penalty regime for unlicensed lettings.

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The two licensing regimes in Liverpool

- Mandatory HMO licensing - applies city-wide to any HMO occupied by 5+ persons forming 2+ households who share a kitchen, bathroom or WC (Housing Act 2004 Pt 2).
- Selective licensing - the current scheme started 1 April 2022 and runs for five years across 16 designated wards. Use the postcode lookup on liverpool.gov.uk to confirm whether a specific address is in scope - the boundaries are precise.
- Liverpool does not currently operate an additional HMO licensing scheme below the mandatory 5-person threshold - check the council page before assuming a small HMO is exempt.

Selective licence fees (from 1 April 2026)

Licence type Total fee Initial / final split

Full property licence (5-year) £704 £232.32 / £471.68

New rental property licence £486 £233.28 / £252.72

New rental, EPC C or above £422 £223.10 / £198.90

New rental + multi-flat in same block £422 £232.10 / £189.90

New rental, landlord membership discount £449 £233.48 / £215.52

New rental, EPC C+ AND multi-flat £358 £232.70 / £125.30

New rental, EPC C+ AND membership £385 £234.85 / £150.15

Council homelessness accommodation No fee -

Fees are paid in two parts: an admin charge with the application, and a grant fee when the council is ready to issue the licence.

HMO licence fees changed on 1 April 2026 - confirm the current figure on the council page before quoting.

What you must do as a licence holder

- Apply before letting in a designated area - operating without a licence is a criminal offence from day one.
- Pass the fit and proper person test (housing offences, banning orders, Rogue Landlord Database entries, immigration offences).
- Hold and produce: Gas Safety (CP12), EICR within 5 years, EPC, PAT records for supplied appliances, smoke/CO alarm install certificates, deposit protection prescribed information.
- Comply with the standard licence conditions - anti-social behaviour management, written tenancy agreements, repair response times, waste/recycling provision, annual gas check, electrical inspections, no overcrowding.
- Notify the council of any change in manager, ownership or occupancy and re-apply at least 8 weeks before expiry.

Penalties for getting it wrong

- Letting without a required licence: prosecution and an unlimited fine, or a Civil Penalty up to £30,000 per offence (Housing and Planning Act 2016).
- Rent Repayment Order - tenants or the council can recover up to 12 months' rent.
- Banning Order and entry on the Database of Rogue Landlords for serious or repeat breaches.
- Post-RRA 2025: a licensing offence is also a trigger for entry on the new Private Rented Sector Database and a complaint to the Landlord Ombudsman.

Practical checklist before you let in Liverpool

- Run the postcode through the council's selective licensing lookup AND the public HMO register.
- If the property is an HMO (5+ persons, 2+ households) you need the HMO licence even if it sits inside a selective area.
- Budget for the fee + a 28-day application window and a possible compliance inspection.
- Get the cheaper EPC C+ band where you can - the discount is built into the fee schedule.
- Diarise expiry - the current selective scheme runs to 31 March 2027; the council has consulted on a successor scheme.
- Make sure your tenancy paperwork already meets the post-1 May 2026 regime (assured periodic, s.16A written info, no s.21).

Operating in Liverpool? JN Compliance & Safety Solutions can confirm whether your address is in scope, prepare the licence pack, supply the CP12/EICR/EPC evidence the council asks for and manage the application end-to-end. dave@jnoon.co.uk (cid:127) 07585 135120

Source: Liverpool City Council - liverpool.gov.uk/business/licences-and-permits/landlord-licensing (fees and designations checked June 2026, after the 1 April 2026 fee increase). Always verify on the council page before relying on figures.

Where JN Compliance is different

Plain-English compliance for landlords, agents and managing companies.

We identify issues early, keep documentation audit-ready, and prevent penalties.

One point of contact for CP12, EICR, EPC, FRA and HMO licensing evidence.

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