

Renting out your house or setting up a B&B

Guidance sheet 3



This is one of a series of guidance sheets produced by Harrogate Borough Council to help you make the most of the UCI Road World Championship event coming to the Harrogate district in September 2019.

Q

Do I need permission to rent out my house?

A

No, there is nothing stopping you doing this.

HEALTH CHECK

- remember to check with your insurance company to make sure you are not invalidating your insurance cover
- check out websites for guidance on renting out properties for short term rentals/home swaps etc

Q

Can I use my home as a temporary B&B?

A

Yes, a domestic property can be used for B&B purposes without any planning or rating implications provided that the B&B accommodation caters for no more than six paying guests at a time **AND** the proprietors live in the property.

HEALTH CHECK

- remember to check with your insurance company as turning your home into a B&B even on a temporary basis might have implications and you could be in breach of your insurance policy.
- if you need guidance on things like food hygiene or food storage contact us by emailing fos@harrogate.gov.uk.

Continued...

Q

If I want to run my home as a B&B business would I need permission to do that?

A

The same rules apply as for a temporary use and you wouldn't normally need planning permission. But this will depend on the scale of the proposed business use in relation to the existing use of your home; and whether there is any impact on the use, or character, of the property, or the local area.

Example: If you have a four-bedroom property and want to use one bedroom for B&B use, it is unlikely that you will require permission. However, if you wish to use three of the bedrooms on a regular basis, or have a separate dining room for guests, or employ staff, then planning permission would normally be required.

Please note this leaflet is for guidance only. Please complete the [UCI Questionnaire](#) and we can assist you further where necessary.

REMEMBER THE RACE IS BIG BUT NOT BIGGER THAN LIFE ITSELF

If you have an emergency during the race call the emergency services – 999