

# HMO Fees and Charges From 1 April 2026

The HMO fees and charges from 1 April 2026 are set out below.

- Please check the tables to ensure the correct fee is paid for an HMO application.

## HMO Fees from 1 April 2026

Occupants	Fee
3 to 5	£1,885
6 to 10	£2,203
11 to 20	£2,649
21 to 50	£2,967
51 to 100	£3,285
101 to 200	£4,100
201 to 300	£5,654
301 to 400	£7,233
401 to 500	£8,048
501+	£9,601

## Footprint Fees

Footprint fees only affect purpose-built HMOs owned by institutional landlords containing 3-10 occupants. This is based on criteria of identical flat design within a block and where single block certification can be introduced for electrical safety, legionella, heating maintenance, fire safety, emergency lighting, insurance, and other relevant certification.

An initial HMO fee will apply for the first HMO in a block, and a reduced 'footprint' fee for each of the remaining flats covering the inspection costs only.

The footprint fee would not apply where properties are of a design that requires individual certification for each HMO within the block.

Occupants	Fee
3 to 5	£660
6 to 10	£771

Please contact HMO Licensing to discuss any potential application that may attract the footprint fee before applying for an HMO Licence:

Email: [hmo.licensing@fife.gov.uk](mailto:hmo.licensing@fife.gov.uk)

Address: HMO Licensing, Housing Services, 3rd Floor, Fife House, Glenrothes, KY7 5LT

**The previous 10% discount has been removed for properties which attract footprint fees but would remain for other institutional HMOs containing 3-10 occupants and not meeting the footprint criteria.**

### **Additional Charges**

<b>Additional Charges</b>	<b>Fee</b>
Pre-application Inspection	£242
Missed Appointment	£127
Reissuing an HMO licence	£30

### **Pre-application Inspections**

For new applications only. A Technical Officer may inspect the property before you submit your application for a licence, although, this is subject to workloads and staffing levels. We would recommend that you consult the HMO Physical Standards and seek advice from a qualified architect or similar before purchasing a potential HMO property or submitting an HMO application.

### **Missed Appointment**

Applicants will receive an inspection date when the application has been validated. If the date is unsuitable, please contact the HMO Licensing team to reschedule the appointment.

Email: [hmo.licensing@fife.gov.uk](mailto:hmo.licensing@fife.gov.uk)

Address: HMO Licensing, Housing Services, 3rd Floor, Fife House, Glenrothes, KY7 5LT

**Failure to attend the inspection or where no one named on the application is not in attendance for the inspection a fee for a 'missed appointment' will be charged.**

### **Reissuing an HMO licence**

You will receive a licence should your application be approved. Where an additional licence is required then an administration charge will be charged.

### **Contact Details**

Email: [hmo.licensing@fife.gov.uk](mailto:hmo.licensing@fife.gov.uk)

Address: HMO Licensing, Housing Services, 3rd Floor, Fife House, Glenrothes, KY7 5LT

The fees and charges will be reviewed annually.