

Short-term Let Planning Guidance

The introduction of the licensing scheme will require Short-term Let operators to interact with the Planning Authority to establish if they have the necessary planning permissions in place when applying for a Short-term Let licence. Fife Council Planning Services has currently not designated any short-term let control areas although that position may change through the review of the Local Development Plan.



Our current advice is that planning permission is required for the use of a property as a short-term let if a material change of use occurs. This is determined on a case-by-case basis.

In general terms planning permission is likely to be required if:

- The property is a flat with a shared entrance door or access to the property requires to be taken through a shared or communal space.

Planning permission will not be required if:

- The property (dwelling house or flat) has its own separate access and its use as a short-term housing let does not impact on the amenity of neighbouring properties.

In cases where planning permission is not required, we would strongly recommend that an application for Certificate of Lawfulness is applied for to confirm the current planning position. Applications can be submitted via www.eplanning.scot

- A Certificate of Lawfulness provides you with evidence that an existing or proposed development is lawful and does not require planning permission. Quite often documents of this sort are required when you wish to sell your property or land.
- Please note that if the use is current then you should submit a CoL 'Existing Use or Development' but if your enquiry relates to a proposed use etc then you should complete the CoL 'Proposed Use'.

We recommend you review guidance and application requirements prior to completing your application.

Details can be found at www.fife.gov.uk/planning

Guidance relating to licensing is available on our website:

[Short term lets](#)

Fife Council Date of Update: August 2023