



## DOES MY PROPERTY NEED A FITNESS CERTIFICATE?

The majority of properties in Northern Ireland need to be issued with a Certificate of Fitness before they can be put on the rental market. However, some properties are classed as prescribed dwellings and are exempt from this requirement. A landlord who applies for a fitness certificate when it's not necessary will not be entitled to a refund on the inspection fee.

Was the property built or converted for letting after 1945?

Yes

No Fitness Certificate required

You may be able to find out when the property was built by consulting [Ordnance Survey maps](#) or checking the deeds of the property. "Converted" means a substantial rebuild.

No

Was the property registered with the Housing Executive as a House of Multiple Occupation in the last 10 years?

Yes

No Fitness Certificate required

Contact the Housing Executive's HMO Department to find out

No

Has the Housing Executive issued a Home Improvement Grant against the property in the last 10 years?

Yes

No Fitness Certificate required

Contact the Housing Executive's Grants Department to find out

No

Has the Housing Executive issued a HMO grant against the property in the last 10 years?

Yes

No Fitness Certificate required

Contact the Housing Executive's HMO Department to find out

No

Has the council issued a Regulated Rent Certificate against the property in the last 10 years?

Yes

No Fitness Certificate required

Contact your local council's Environmental Health Team to find out

No

**Your property is not a "prescribed dwelling". You'll need to contact your local council and get a Fitness Inspection before you can legally let it to tenants.**