

Lancaster City Council
HMO Licensing Fees – from April 2026

The licence fee is payable in two parts.

Part 1 - The Application Fee

Required at the time of application. The application will only be accepted with this payment.

Part 2 – The Licence Fee

Will be invoiced once the application has been checked and is ready to issue. The fee at Part 2 will reflect the size of the HMO and will take account of any of circumstances listed below that are applicable.

The HMO Licence will be issued on receipt of the total licence fee (Part 1 & Part 2) usually for a 5 year period.

These are the fees for a **FIVE** year licence.

The maximum licence fee is £1600.

	Part 1 Application Fee	Part 2 Licence Fee	Total fee for a five person HMO. (Part 1 + Part 2)	Add for each extra person
New Licence	£156	£602	£758	£57
Renewal of existing licence	£156	£498	£654	£57

For example: A new five year licence for a 6 bedroom HMO will be
 $£156 + £602 + £57 =$ Total licence fee of £813

See overleaf for discounts and additional charges.

Discounted Fees apply in the following circumstances

Member of recognised accredited property scheme: Schemes currently included are: <ul style="list-style-type: none">• Member of the Lancaster City Council accredited property scheme• Member of the Lancaster University Approved Homes Scheme.	£114 per licence
Multiple property owner (Where more than 10 HMO licences are held by the same licence holder).	£114 per licence

Additional Charges apply in the following circumstances

These are to cover the additional administrative costs and are not to be confused with the penalty for failure to licence as defined in legislation, which can carry an unlimited fine.

Late application/late renewal of licence <i>This applies where a complete application is not received by the renewal date. An incomplete application is one where there are documents missing or the application form is completed incorrectly.</i>	Add £114 per licence
Application received after property is found to be operating as an HMO that should be licenced, but without a valid licence.	Add £114 per licence

Administration Charges:

Administration Fee: For example for change of ownership details, change of address, change of management details etc.	£52 per licence
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For example:

A new five year licence for a 6 bedroom HMO belonging to a recognised accreditation scheme: £156 + £602 + £57 discounted by £114 = £815

OR

A new five year licence for a 6 bedroom HMO submitted late: £156 + £602 + £57 + £114 = Total licence fee of £929