Is my property a HMO?

Is rent or other consideration payable?
— NO → **Not an HMO**
— YES ↓

Is the property occupied by more than one household?
— NO → **Not an HMO**
— YES ↓

Are there any amenities shared by more than one household?
— NO → **Has the building been converted to one or more units of living accommodation?**
— YES ↓

Is it the only or main residence of the occupiers?
— YES ↓

Is occupation of the living accommodation the only use of that accommodation?
→ **Has an HMO declaration been made?**
→ **HMO**

Has the building been converted to one or more units of living accommodation?
— NO → **Not an HMO**
— YES ↓

Does it consist of self-contained flats?
— NO → **Is it the only or main residence of the occupiers?**
— YES → **Does the conversion comply with Building Regulations 1991 or later?**

Does the conversion comply with Building Regulations 1991 or later?
— YES → **Not an HMO**
↓
Are more than two thirds of the flats owner-occupied?
— YES → **Not an HMO**
— NO → **HMO**

Has an HMO declaration been made?
— NO → **Not an HMO**
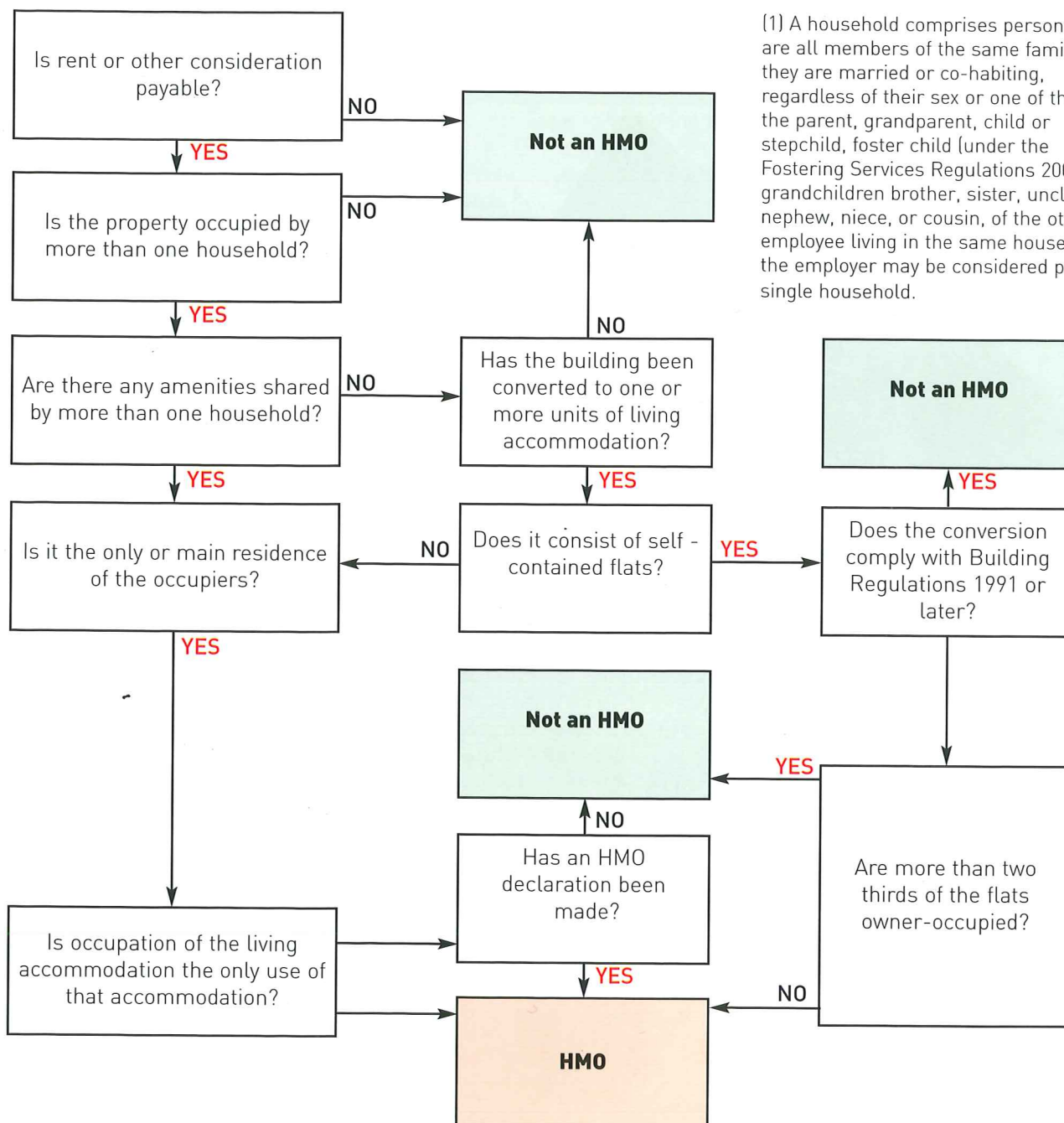— YES → **HMO**

(1) A household comprises persons who are all members of the same family (i.e. they are married or co-habiting, regardless of their sex or one of them is the parent, grandparent, child or stepchild, foster child (under the Fostering Services Regulations 2002), grandchildren brother, sister, uncle, aunt, nephew, niece, or cousin, of the other). An employee living in the same household as the employer may be considered part of a single household.