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Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref p-04-559
Ein cyf/Our ref EH/03488/15

William Powell AM
Chair - Petitions Committee

committeebusiness@Wales.gsi.gov.uk

25 August 2015

Dear William,

Thank you for your letter of 6 August regarding Domestic Rating and Self Catering Accommodation.

The self catering legislation to which the petitioner, Mr Chris Harris refers is being revised and is planned to come into effect from 1 April 2016. It will apply to operating self catering businesses. Self catering premises will have to be operating as a commercial business for the legislation to apply and to fully meet the current required criteria set out below:

- properties will be available for letting commercially as self-catering accommodation for short periods totalling 140 days or more in the following 12 month period.
- in the 12 months prior to assessment it has been available for letting commercially as self-catering accommodation for short periods totalling 140 days or more.
- the short periods it has actually been commercially let total at least 70 days during that period.

From 1 April 2016 in Wales, the criteria above will continue to apply but there will be a new provision so that:

- businesses consisting of several self-catering properties at the same location or within very close proximity will have the option to average the number of lettings days of their properties to meet the 70-day criterion provided they are let by the same or connected businesses.

Current legislative provisions do not confer the powers to allow for regulations to apply retrospectively therefore, the new provision will only apply from 1 April 2016 onwards.

You will wish to note that a consultation which seeks the views regarding the proposed Order and associated Ratepayers' Guidance is currently open for 6 weeks and will close on 7 September 2015. I welcome the views of any interested parties.

Edwina Hart