

Exceptions to Home Report

Does every residential property for sale need a Home Report?

No. There are some exemptions. These are: -

- Homes already up for sale before 1st December 2008
- Brand new homes sold 'off plan' or recently completed
- Newly converted premises where a property converted to a home has never been used in its converted state
- Right to Buy Homes
- Seasonal and holiday accommodation which, legally can only be lived in for up to 11 months of the year. **Note:** This does not include second home or holiday cottages that could be used all year
- A Portfolio of residential properties – a group of homes which will be sold in one transaction
- Mixed homes where the home is sold as part of the business such as a farmhouse or a flat above a shop
- Dual use of a dwelling house where the home is, or forms part of, a property most recently used for both residential and non-residential purposes e.g. a commercial studio where the owner also lives in the property
- Unsafe properties which are dangerous for people to live in
- Properties to be demolished which have consents needed for demolition and consents obtained for redevelopment