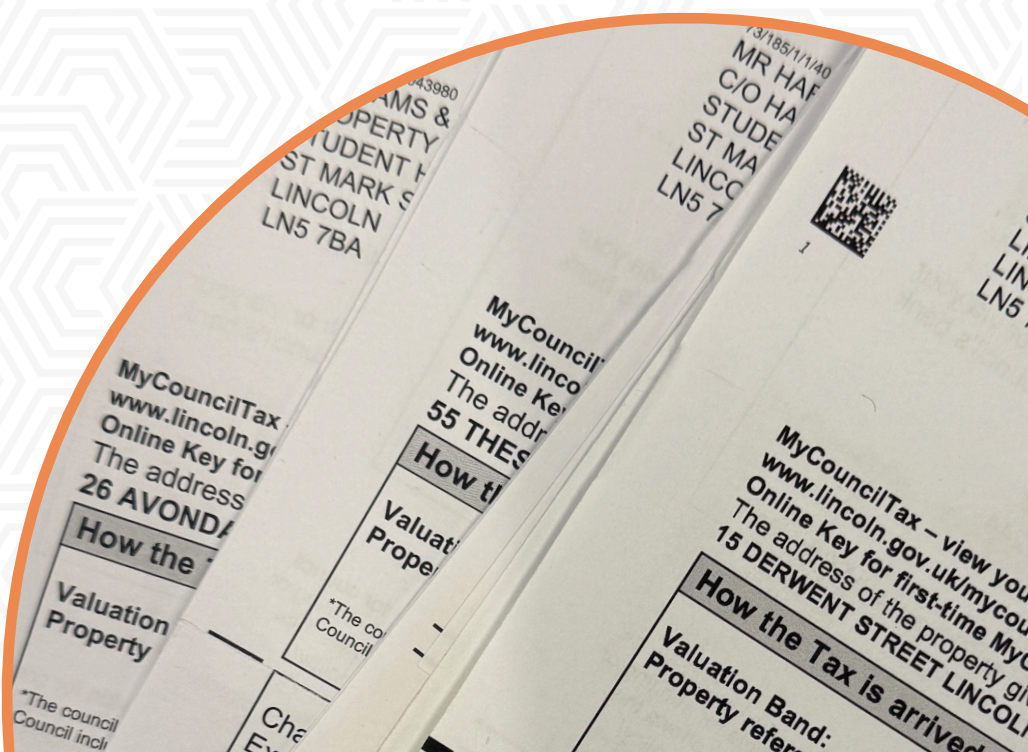


# *Student Housing*

## UNDERSTANDING Council Tax

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# Council Tax

## What is council tax?

Council Tax is a charge set by the local council to help pay for public services in your area – things like waste collection, street lighting, road maintenance, police and fire services, and local schools. It applies to almost every residential property in the UK and is usually the responsibility of the people living in the property.

However, full-time students are generally **exempt from paying Council Tax**. If everyone in a household is a full-time student, the property can qualify for a **Class N exemption**, meaning no Council Tax is due. If even one person is not a full-time student, the exemption may not apply, and Council Tax may become payable.

While the council may bill the landlord in some situations, your tenancy agreement clearly states that **you are responsible for paying any Council Tax charges**, and the landlord can recover these costs from you.

# Do students pay tax?

Most full-time students **do not have to pay Council Tax**. If all tenants in a property are full-time students enrolled on a qualifying course, the property will usually be **exempt** from Council Tax under what's called a **Class N exemption**.

However, there are important exceptions:

- If **one or more tenants are not full-time students**, Council Tax may be charged.
- If a tenant **drops out, switches to part-time, or finishes their course early**, the exemption might no longer apply.
- **Short gaps** between courses, or students waiting to start a course, might not be awarded a class N exemption.

**If your exemption is lost, the council may issue a bill – and while they might contact the landlord directly, your tenancy agreement makes you liable for any Council Tax charges that arise - you must then repay the landlord for charges raised by the council**

# Council Tax

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## *Why am I receiving council tax letters?*

Your tenancy agreement states that council tax is not included in the rent and you are responsible for any council tax charges incurred.

## *Who is responsible for council tax?*

If everyone in the house is a full-time student: You can claim a Class N exemption – meaning no council tax is payable.

If one or more housemates are not students: Council tax becomes payable. The local authority calculates this based on the status of all occupants, not just the non students.

If you drop out, graduate early, or change your course: You may lose your student exemption, triggering a council tax bill.

## *But the council says the landlord is liable?*

Yes – legally, landlords are responsible to the council in certain circumstances.

However, you are still **contractually responsible** to the landlord to repay those costs, as stated in your tenancy agreement (Clause 3.4 and 9.13), and must repay the landlord upon request.

## *What if one person in the house is not a student?*

Joint Tenancy: All tenants are jointly and severally liable for all terms of the agreement – including council tax. Cost is shared equally.

Individual Tenancies: We assess the household makeup and notify responsible parties. The council may assign charges based on occupancy.

## *Summary:*

You agreed in your tenancy to pay any council tax charges.

If your student status changes, this could impact the entire household's exemption.

The landlord may pay the council to avoid enforcement but will be entitled to recover costs from all tenants within the property.

# *Student Housing*

**Help & Advice:**

[info@Student-Housing.co.uk](mailto:info@Student-Housing.co.uk)

**Report Maintenance:**

[www.Student-Housing.co.uk/Fix](http://www.Student-Housing.co.uk/Fix)