

Short Term Rental Accommodation and Residual Current Devices (RCDs)

All STRA providers must ensure that RCDs are installed in accordance with the Electricity Regulations to protect all power points and lighting circuits.

RCDs save lives

RCDs cut the electricity supply instantly if a person touches a live part and receives a shock. By installing multiple RCDs, the property's circuits can be divided evenly between them, ensuring some light and power remains if one RCD operates. Multiple RCDs also avoid nuisance operation caused by appliances with low-level leakage current.

STRA properties

STRA providers must ensure RCDs are installed at the switchboards of their STRA properties in accordance with the Electricity Regulations. This must be done before guests stay in the property.

Number of RCDs

The Regulations require a minimum of two RCDs to be installed but more than two may be needed. A licensed electrical contractor will install the correct number and rating of RCDs to ensure your premises complies with the Regulations.

Testing RCDs

All RCDs have a test button (the round blue buttons in the illustration) which should be pressed every three months as a minimum to verify they are functioning properly. When the button is pressed, the RCDs switch should snap into the 'off' position instantly.

Moving the RCDs switch back into the 'on' position can be done immediately. You may wish to switch off any computing equipment before doing the test. Electronic timing devices and clocks will need to be re-set. If the RCD's do not operate or fail to reset, contact a licensed electrical contractor.



Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied on as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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