

Changes to Rental Sector Legislation

Enacted in July 2021:

Residential Tenancies (No.2) Act 2021

- 1 Extends the emergency period specified in the Planning and Development, and Residential Tenancies, Act 2020 (i.e. protections on rent increases and evictions for relevant persons as specified in the Act) until January 2022
- 2 Provides for the giving of a minimum notice period by students; students do not have to give more than 28 days notice to end tenancy
- 3 Restricts any advance payments of rent a tenant is required to pay during a tenancy to one month's rent and restricts up front rental deposit payments required by landlords to two months' rent (one month advance rent and one month deposit).
- 4 Extends the period during which areas shall stand prescribed as rent pressure zones

Upcoming Proposed Amendment:

Residential Tenancies (Amendment) (No. 2) Bill 2021

- 1 Adjusts the understanding of 'Part 4' tenancies from an understanding of 6 years of residency to potentially unlimited duration provided the tenant has been in place for six months and the landlord grants approval.
- 2 Makes provision in relation to the setting of rents in rent pressure zones; will set a new cap of 2% per annum on any rent increase in a Rent Pressure Zone or match to the HICP, whichever is lower
- 3 Makes provision in relation to the payment of fees in respect of the registration of certain tenancies.