



An Bille um Thionóntachtaí Cónaithe (Leasú), 2018
Residential Tenancies (Amendment) Bill 2018

Mar a tionscnaíodh

As initiated



AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (LEASÚ), 2018
RESIDENTIAL TENANCIES (AMENDMENT) BILL 2018

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ACTS REFERRED TO

Residential Tenancies (Amendment) Act 2015 (No. 43)

Residential Tenancies Act 2004 (No. 27)

Residential Tenancies Acts 2004 to 2016



AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (LEASÚ), 2018
RESIDENTIAL TENANCIES (AMENDMENT) BILL 2018

Bill

entitled

An Act to amend the Residential Tenancies Act 2004 to extend the minimum notice period for a tenancy termination by a landlord, to make rent data available to tenants, and to increase the maximum value of fines applying. 5

Be it enacted by the Oireachtas as follows:

Interpretation

1. In this Act— 10
- “Principal Act” means the Residential Tenancies Act 2004;
- “The Board” is that established under section 150 of the Principal Act.

Amendment of section 66 of Principal Act

2. (1) Section 66 of the Principal Act (as amended by section 31 of the Residential Tenancies (Amendment) Act 2015) is amended by substituting the following Table for Table 1: 15

“Table 1

Termination by Landlord

Duration of Tenancy (1)	Notice Period (2)		
Less than 6 months	90 days	20	
6 or more months but less than 1 year	90 days		
1 year or more but less than 2 years	120 days		
2 years or more but less than 3 years	120 days		
3 years or more but less than 4 years	120 days		25
4 years or more but less than 5 years	120 days		
5 years or more but less than 6 years	140 days		
6 years or more but less than 7 years	168 days		
7 years or more but less than 8 years	196 days		
8 years or more	224 days		30

”.

- (2) Where, immediately before the coming into operation of *subsection (1)*, a period of notice was specified in a notice of termination in respect of a tenancy to which section 66 of the Principal Act applies but that period had not expired, notwithstanding the amendments to section 66 of the Principal Act made by *subsection (1)*, the periods of notice specified in the Tables to that section before those amendments were made shall continue to apply in respect of the notice of termination concerned as if those amendments had not been made. 5

Amendment of section 151 of Principal Act

3. (1) Section 151 of the Principal Act is amended by inserting the following after paragraph (f) of subsection (1): 10
- “(fb) The Board shall, within three months of the passing of this Act, maintain particulars of rents charged for each residential property registered with the Board, including:
- (i) the address of the property,
 - (ii) the rent paid by the last tenant and the period this rent covers, 15
 - (iii) the name and pps number of the landlord,
 - (iv) such other particulars that may be prescribed by regulations.
- (fc) The Board shall, upon request, make the particulars referred to in sub-paragraphs (i) and (ii) of paragraph (fb) available for inspection free of charge to new tenants of that property.”. 20

Offences

4. Section 9 of the Act is amended by substituting “€15,000” for “€3,000” in subsection (1).

Short title, collective citation and construction

5. (1) This Act may be cited as the Residential Tenancies (Amendment) Act 2018.
- (2) The Residential Tenancies Acts 2004 to 2016 and this Act may be cited together as the Residential Tenancies Acts 2004 to 2018 and shall be construed together as one. 25

An Bille um Thionóntachtaí Cónaithe
(Leasú), 2018

BILLE

(mar a tionscnaíodh)

dá ngairtear

Acht do leasú an Achta um Thionóntachtaí Cónaithe, 2004 d'fhonn an tréimhse fógra íosta le haghaidh foirceannadh tionóntachta ag tiarna talún a fhadú, d'fhonn sonraí cíosa a chur ar fáil do thionóntaí, agus d'fhonn luach uasta na bhfíneálacha a bhfuil feidhm acu a mhéadú.

*Na Teachtaí Róisín Ní Shoirtéil agus Caitriona Ní
Mhurchú a thug isteach,*

17 Eanáir, 2018

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2018

BILL

(as initiated)

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An Act to amend the Residential Tenancies Act 2004 to extend the minimum notice period for a tenancy termination by a landlord, to make rent data available to tenants, and to increase the maximum value of fines applying.

*Introduced by Deputies Róisín Shortall and
Catherine Murphy,*

17th January, 2018
