



Number 5 of 2025

Residential Tenancies (Amendment) Act 2025



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RESIDENTIAL TENANCIES (AMENDMENT) ACT 2025

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ACTS REFERRED TO

Residential Tenancies (Amendment) Act 2019 (No. 14)

Residential Tenancies Act 2004 (No. 27)

Residential Tenancies Acts 2004 to 2024



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RESIDENTIAL TENANCIES (AMENDMENT) ACT 2025

An Act to extend the period for which an area is prescribed as a rent pressure zone; to provide that areas in the State not prescribed as rent pressure zones are deemed to be so prescribed; to extend the relevant period for the purpose of rent reviews under section 20 of the Residential Tenancies Act 2004; for those purposes, to amend the Residential Tenancies Act 2004 and the Residential Tenancies (Amendment) Act 2019; and to provide for related matters. [19th June, 2025]

Be it enacted by the Oireachtas as follows:

Definition

1. In this Act, “Principal Act” means the Residential Tenancies Act 2004.

Amendment of section 20 of Principal Act

2. Section 20 of the Principal Act is amended—
 - (a) in subsection (5), by the substitution of “the day following the day on which the relevant period ends” for “1 January 2026”, and
 - (b) in subsection (6)—
 - (i) by the substitution of “subsections (4) and (5)” for “subsection (4)”, and
 - (ii) by the substitution of “the day that falls two years after the coming into operation of the *Residential Tenancies (Amendment) Act 2025*” for “31 December 2025”.

Amendment of section 24B of Principal Act

3. Section 24B of the Principal Act is amended—
 - (a) in subsection (1), by the substitution of “28 February 2026” for “31 December 2025”,
 - (b) in subsection (2), by the substitution of “28 February 2026” for “31 December 2025”, and
 - (c) by the addition of the following subsection after subsection (2):

“(3) With effect from the coming into operation of the *Residential Tenancies (Amendment) Act 2025* and notwithstanding anything to the contrary in section 24A, an order under subsection (5) of that section shall be deemed to have been made in respect of each administrative area, or a part thereof, of a housing authority that was not, before the coming into operation of that Act, a rent pressure zone within the meaning of section 19(7) and, accordingly, each of those areas, or the part thereof, is deemed to be a rent pressure zone during the period commencing on the coming into operation of that Act and ending on 28 February 2026.”.

Amendment of section 8 of Residential Tenancies (Amendment) Act 2019

4. Section 8 of the Residential Tenancies (Amendment) Act 2019 is amended, in subsection (2), by the substitution of “28 February 2026” for “31 December 2025”.

Short title, commencement, collective citation and construction

5. (1) This Act may be cited as the Residential Tenancies (Amendment) Act 2025.
- (2) This Act shall come into operation on the day following its passing.
- (3) The Residential Tenancies Acts 2004 to 2024 and this Act may be cited together as the Residential Tenancies Acts 2004 to 2025 and shall be construed together as one.