



STATUTORY INSTRUMENTS.

S.I. No. 68 of 2026

RESIDENTIAL TENANCIES ACT 2004 (PRESCRIBED FORM)
REGULATIONS 2026

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RESIDENTIAL TENANCIES ACT 2004 (PRESCRIBED FORM)
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I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 8, 19, 22, 134, 135 and 139 of the Residential Tenancies Act 2004 (No. 27 of 2004) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)), hereby make the following regulations:

1. These Regulations may be cited as the Residential Tenancies Act 2004 (Prescribed Form) Regulations 2026.

2. These Regulations come into operation on 1 March 2026.

3. In these Regulations, “Act of 2004” means the Residential Tenancies Act 2004 (No. 27 of 2004).

4. In the Schedule to these Regulations:

- (a) Part 1 prescribes the form for the purposes of an application under section 134 of the Act of 2004;
- (b) Part 2 prescribes the letters and statement for the purposes of section 135 of the Act of 2004 from the Residential Tenancies Board to parties upon registration of a tenancy;
- (c) Part 3 prescribes the notice for the purposes of updating tenancy information under section 139 of the Act of 2004;
- (d) Part 4 prescribes the notice of rent review for the purposes of section 22 of the Act of 2004;
- (e) Part 5 prescribes the notice of exemption from the rent increase restrictions on tenancy commencement for the purposes of section 19(5B) of the Act of 2004;
- (f) Part 6 prescribes the notice of exemption from the rent increase restrictions on rent review for the purposes of section 19(5B) of the Act of 2004.

5. The following are revoked:

- (a) the Residential Tenancies Act 2004 (Prescribed Form) (No. 2) Regulations 2016 (S.I. No. 217 of 2016);

Notice of the making of this Statutory Instrument was published in "Iris Oifigiúil" of 6th March, 2026.

- (b) the Residential Tenancies Act 2004 (Prescribed Form) Regulations 2019 (S.I. No. 287 of 2019);
- (c) the Residential Tenancies Act 2004 (Prescribed Form) (No. 2) Regulations 2019 (S.I. No. 353 of 2019);
- (d) the Residential Tenancies Act 2004 (Prescribed Form) Regulations 2021 (S.I. No. 362 of 2021);
- (e) the Residential Tenancies Act 2004 (Prescribed Form) (No. 2) Regulations 2021 (S.I. No. 723 of 2021);
- (f) the Residential Tenancies Act 2004 (Prescribed Form) Regulations 2022 (S.I. No. 152 of 2022);
- (g) the Residential Tenancies Act 2004 (Prescribed Form) (No. 2) Regulations 2022 (S.I. No. 341 of 2022).

Tenancy Registration Application Form RTB1



In accordance with section 134 of the Residential Tenancies Act 2004 (as amended)

How to complete this application form

- To complete this application form, please write with a black ballpoint pen, use capital letters and place an X in the relevant boxes.
- Make sure to complete all required questions marked with an asterisk (*).
- Read and complete the Landlord Checklist in Section 11 before submitting this form to the Residential Tenancies Board (RTB).
- Send the form by post to the RTB at:

Residential Tenancies Board
P.O. Box 13841
Freepost FKY7736
Killorglin
Co Kerry
- Please keep a copy of the form as submitted and proof of postage to the RTB for your own records.

Section 1 – Application details

Questions marked with an asterisk (*) are mandatory.

1. I am applying to register a*

- | | |
|--|--------------------------|
| Private tenancy | <input type="checkbox"/> |
| Approved Housing Body (AHB) tenancy | <input type="checkbox"/> |
| Cost rental tenancy | <input type="checkbox"/> |
| Student specific accommodation tenancy | <input type="checkbox"/> |
| Student specific accommodation licence | <input type="checkbox"/> |

2. Registration type*

- | | |
|--|--------------------------|
| New tenancy | <input type="checkbox"/> |
| Annual registration of an existing tenancy | <input type="checkbox"/> |

3. **For an existing tenancy, provide Registered Tenancy (RT) number***

4. **Who is completing the form?*** Landlord Agent

5. **Is there a receiver appointed over this dwelling?*** Yes No

6. **If yes, is the receiver declared as the landlord or agent of the tenancy?** Landlord Agent

7. **Date receiver appointed** / /

8. **Receivership Tax Registration Number (TRN)**

Section 2 – Rented dwelling details

9. **Apartment/house /unit number***

10. **Address line 1***

11. **Address line 2**

12. **Address line 3**

13. **County***

14. **Eircode***

15. **Local Authority***

16. **Dwelling type***

House Apartment Flat Part of House Maisonette

17. **Property type** Detached Semi Detached Terraced
(if house, part of house or maisonette selected in Question 16)

18. **Number of bedrooms***

19. **Number of bed spaces***
A single bed is 1 bed space. A double bed is 2 bed spaces.

20. **Floor area*** m² (square metres)

21. **BER Rating*** Enter value: Exempt

Section 4 – Closing a previous registered tenancy

If there is no previous tenancy at this dwelling to close, please continue to Section 5.

33. Registered tenancy (RT) number of last tenancy

34. Date the last tenancy ended

 / /

35. The last tenancy was ended by the

 Landlord Tenant

36. If the tenancy was ended by the landlord, please select reason

* Does not apply to AHB or cost rental tenancies

** Does not apply to cost rental tenancies

- | | | | |
|---|--------------------------|---|--------------------------|
| 1. Breach of tenant obligations | <input type="checkbox"/> | 2. Tenant failure to pay rent | <input type="checkbox"/> |
| 3. Property no longer suitable for tenant needs | <input type="checkbox"/> | 4. To sell** | <input type="checkbox"/> |
| 5. Landlord or family member needs to live in property* | <input type="checkbox"/> | 6. To substantially refurbish /renovate** | <input type="checkbox"/> |
| 7. To change use of property** | <input type="checkbox"/> | 8. To end tenancy during first six months | <input type="checkbox"/> |
| 9. Ending tenancy at end of Part 4 tenancy or further Part 4 tenancy (tenancy must have commenced on or before 10 June 2022). | <input type="checkbox"/> | | |

37. Did you serve a Notice of Termination to end this tenancy to your tenant and the RTB on the same day?

 Yes No

Section 5 – Landlord details

38. The landlord is*

- An individual (Go to question 39)
- A company (Go to question 40)
- An Approved Housing Body (Go to question 40)



39. Individual landlord details***Landlord 1**First name Surname Additional title

*For example, if the landlord
is a trustee of a pension
fund enter 'Trustee of XYZ
Pension Fund'*

Personal Public Service Number (PPSN) Date of birth / / Home address County Country Eircode (or post code if outside Republic of Ireland) Phone number Email Should the RTB send correspondence to your home address? Yes No **Correspondence address**

If no, please provide an alternative address for correspondence

County Country Eircode (or post code if outside Republic of Ireland)

Landlord 2

First name

Surname

Additional title

For example, if the landlord is a trustee of a pension fund enter 'Trustee of XYZ Pension Fund'

Personal Public Service Number (PPSN)

Date of birth / /

Home address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Should the RTB send correspondence to your home address? Yes No

Correspondence address

If no, please provide an alternative address for correspondence

County

Country

Eircode (or post code if outside Republic of Ireland)

Landlord 3

First name

Surname

Additional title

For example, if the landlord is a trustee of a pension fund enter 'Trustee of XYZ Pension Fund'

Personal Public Service Number (PPSN)

Date of birth / /

Home address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Should the RTB send correspondence to your home address? Yes No

Correspondence address

If no, please provide an alternative address for correspondence

County

Country

Eircode (or post code if outside Republic of Ireland)

Landlord 4

First name

Surname

Additional title

For example, if the landlord is a trustee of a pension fund enter 'Trustee of XYZ Pension Fund'

Personal Public Service Number (PPSN)

Date of birth / /

Home address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Should the RTB send correspondence to your home address? Yes No

Correspondence address

If no, please provide an alternative address for correspondence

County

Country

Eircode (or post code if outside Republic of Ireland)



40. Company / AHB landlord details*

Landlord

Company/AHB name

Company Registration Office (CRO) number

RTB AHB number
(if applicable)

Additional title

*For example, if the landlord
is a trustee of a pension
fund enter 'Trustee of XYZ
Pension Fund'*

Correspondence address

Address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Company
contact name



Section 6 – Tenant details

41. The tenant is*

An individual (Go to question 42)

A company (Go to question 43)

42. Individual tenant details*

You must provide details for all tenants aged 18 years and older who live in the dwelling.

Tenant 1

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Tenant 2

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Tenant 3

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Tenant 4

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Tenant 5

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Tenant 6

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

43. Company tenant details

Company Name

Company Registration Office (CRO) number

Phone number

Email

Section 7 – Authorised agent details

44. The agent is

An individual (Go to question 45)

A company (Go to question 46)

45. Individual agent details

Agent 1

First name

Surname

Personal Public Service Number (PPSN)

Date of birth / /

Correspondence address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Agent 2

First name

Surname

Personal Public Service Number (PPSN)

Date of birth / /

Correspondence address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

46. Company agent details

Company name

Company Registration Office (CRO) number

Correspondence address

County

Country

Eircode (or post code if outside Republic of Ireland)

Contact name

Phone number

Email

Section 8 – Management company details

47. Complete this section if there is a management company

Company name	<input type="text"/>
Company Registration Office (CRO) number	<input type="text"/>
Registered company address	<input type="text"/> <input type="text"/> <input type="text"/>
County	<input type="text"/>
Country	<input type="text"/>
Eircode or post code if outside Republic of Ireland	<input type="text"/> <input type="text"/>
Contact name	<input type="text"/>
Phone number	<input type="text"/>
Email	<input type="text"/> <input type="text"/>

Section 9 – Declaration by applicant

Important note:

It is an offence to knowingly or recklessly provide false or misleading information in an application to register a tenancy, or when updating information for an existing registered tenancy.

If a person is found guilty of knowingly or recklessly providing false or misleading information, they may face a fine up to €4,000 and / or six months in prison.

Failure to register a tenancy may result in a criminal prosecution or an investigation by the RTB for improper conduct. An RTB investigation may lead to sanctions including a fine up to €15,000 and €15,000 in costs for each breach of rental law.

I declare that, to the best of my knowledge and belief, all the information I have given on this form is correct.

Name* (BLOCK CAPITALS)	<input type="text"/>
Signature*	<input type="text"/>
Date*	<input type="text"/> / <input type="text"/> / <input type="text"/>

Data exchange and privacy

The Residential Tenancies Board (RTB) uses registration data for statistical and policy research purposes as allowed under the Residential Tenancies Act 2004 (as amended) and any other relevant legislation.

The RTB will treat all information and personal data you supply as confidential. However, under sections 146, 147 & 148 of the Residential Tenancies Act 2004 (as amended), the RTB may exchange information with named Government bodies.

The RTB respects your privacy and is committed to complying with Data Protection law. For information on how the RTB handle your personal data, please refer to the RTB Privacy Statement at <https://rtb.ie/privacy-statement>.

Please keep a copy of the form as submitted and proof of postage to the RTB for your own records. You can also register tenancies online at www.rtb.ie.

Section 10 – Fees

48. Fee enclosed for registration* €

49. Payment method* Cheque Postal order Bank draft

Important note on fees

You must apply to the RTB to register a tenancy within one month of the tenancy start date. Failure to apply on time will result in a late fee. For up to date information on registration and late fees, please visit www.rtb.ie.

Section 11 – Landlord checklist

- I have read and understand the guidance on registering a tenancy at www.rtb.ie
- I have completed all required fields marked with an (*).
- I understand that applications with missing information cannot be registered.
- If cost rental tenancy is selected in Section 1**, I understand that the tenancy must be officially designated by the Minister for Housing, Local Government and Heritage under the Affordable Housing Act 2021.
- I have provided a Building Energy Rating (BER) for the dwelling in Section 2, unless the property is exempt.
- I have provided an Eircode for the tenancy in Section 2. (Or I have provided a unique unit number if the tenancy is in a dwelling that is broken into individually occupied units that do not have a unique Eircode.)
- I have provided a registered tenancy (RT) number for a previous tenancy in the dwelling in Sections 1 and 4, if applicable. (**Note:** This number can be found on your original tenancy registration letter from the RTB, in reminder letters or you can call the RTB on 0818 30 30 37 for help to locate it.)
- I have read and understand the rules on deposits and advance rent payments at www.rtb.ie. I understand a deposit cannot exceed one month's rent and an advance rent payment cannot exceed one month's rent.
- I have read and understand the guidance on setting and reviewing rent at www.rtb.ie.
- I have completed and sent a Notice of Rent Setting (and Exemption, if applicable) to the tenant(s) and RTB at the start of the tenancy.
- If a previous tenancy existed in the dwelling**, I have read and understand the guidance on ending a tenancy at www.rtb.ie.
- If the landlord is an individual(s)**, I have provided a Personal Public Service Number (PPSN) or proof of identify if they do not have a PPSN. Accepted proof of identity is a passport or driver's licence.
- If the landlord is a company**, I have provided a Companies Registration Office (CRO) number.
- If the landlord is an AHB**, I have provided an RTB AHB number. (**Note:** if you cannot locate the number, you can email ahb@rtb.ie to request it).
- If the landlord is a trustee of a pension fund**, I have provided details in the 'Additional title' field in Section 5.
- I have made a reasonable attempt to provide a PPSN and date of birth for each tenant. I understand this is important to help with enforcement of RTB Determination Orders if a dispute arises.
- I have included a cheque, bank draft or postal order to pay the correct fee with this application. It is made payable to the RTB. If sending a cheque, it is crossed.



Part 2



<<osds_name>>
 <<osds_correspondenceunitnumber>>
 <<osds_correspondenceaddressline1>>
 <<osds_correspondenceaddressline2>>
 <<osds_correspondenceaddressline3>>
 <<osds_correspondenceaddressline4>>
 <<osds_correspondenceaddressline5>>
 <<osds_correspondencecounty_osds_name>>
 <<osds_correspondencecountry_osds_name>>
 <<osds_correspondenceeircode>>

DateTime Field

This confirmation letter is important and must be kept in a safe place.

Your Reference RT Number: <<osds_registration_osds_name>>
 (Please quote this reference in all future communications regarding this tenancy with the Residential Tenancies Board)

Dear <<osds_name>>

Thank you for your application and fee, where applicable, to register your tenancy. The tenancy at the address below which started on <<date>> has been registered with the Residential Tenancies Board (RTB) following an application under section 134 of the Residential Tenancies Act 2004, as amended (the Act), and relates to:

<<Tenant Name>>
 <<rented dwelling address>>

This letter does not constitute proof of the tenancy or the terms of the tenancy. It simply confirms that the tenancy has been registered based on the information you provided.

Under section 132 of the Act, either party to a tenancy may request a copy of the entry in the Register of Tenancies. For a new tenancy created from 1 March 2026, a tenant who has received a Notice of Termination may also ask the RTB to confirm if the RTB Register recorded that the landlord was a smaller landlord (meaning not a company and who has 1-3 tenancies) on the date the Notice of Termination was served. They must apply in writing. The RTB will require the person

PO Box 13841 Freeport FKY7736 Killorglin Co Kerry | Bosca PO 13841 Saorphost FKY7736 Cill Orglan Co. Chiarraí

T 01 702 8100 / 0818 303 037 | www.rtb.ie

Contact us at www.rtb.ie/contact-us | Déan teagmháil linn trí www.rtb.ie/contact-us



<<osds_name>>
 <<osds_correspondenceunitnumber>>
 <<osds_correspondenceaddressline1>>
 <<osds_correspondenceaddressline2>>
 <<osds_correspondenceaddressline3>>
 <<osds_correspondenceaddressline4>>
 <<osds_correspondenceaddressline5>>
 <<osds_correspondencecounty_osds_name>>
 <<osds_correspondencecountry_osds_name>>
 <<osds_correspondenceeircode>>

DateTime Field

This confirmation letter is important and must be kept in a safe place.

Your Reference RT Number: <<osds_registration_osds_name>>
 (Please quote this reference in all future communications regarding this tenancy with the Residential Tenancies Board)

Dear <<osds_name>>

Under the Residential Tenancies Act 2004, as amended (the Act), landlords must register residential tenancies with the Residential Tenancies Board (RTB). Your landlord has registered your tenancy that began on <<tcd_date>> with the RTB. The RTB will remind your landlord to register this tenancy each year for as long as it exists.

Under section 132 of the Act, either party to a tenancy may request a copy of the entry in the Register of Tenancies. For a new tenancy created from 1 March 2026, a tenant who has received a Notice of Termination may also ask the RTB to confirm if the RTB Register recorded that the landlord was a smaller landlord (meaning not a company and who has 1-3 tenancies) on the date the Notice of Termination was served. You must apply in writing. The RTB will require the person making the request under section 132 to provide proof of identity and a copy of the notice of termination.

PO Box 13841 Freepost FKY7736 Killorglin Co Kerry | Bosca PO 13841 Saorphost FKY7736 Cill Orglän Co. Chiarraí

T 01 702 8100 / 0818 303 037 | www.rtb.ie

Contact us at www.rtb.ie/contact-us | Déan teagmháil linn trí www.rtb.ie/contact-us



This leaflet outlines the rights and obligations of landlords and tenants under the Residential Tenancies Act 2004 (as amended). It is a simplified summary written in plain language.

For more information, visit rtb.ie.



Landlord obligations

General

A landlord must:

1. Register the tenancy within one month of the start date and annually on the anniversary.
2. Allow the tenant peaceful and exclusive occupation.
3. Meet minimum standards set in law for rented dwellings, including heating, hot water and safe appliances.
4. Not charge more than one month's rent in advance.
5. Not request a deposit greater than one month's rent.
6. Return the deposit as soon as possible at the end of the tenancy, minus any money owed for any rent arrears, unpaid bills or damage beyond normal wear and tear.
7. Tell the tenant if an authorised agent manages the dwelling and provide contact details for the agent or landlord.
8. Carry out necessary repairs or refund tenants for essential repairs they arranged where the landlord did not act in reasonable time.
9. Provide suitable bins for rubbish and waste, where possible, unless a management company is responsible.
10. Insure the structure of the dwelling.
11. Forward any written complaint from the tenant to the management company and provide the response.
12. Enforce tenant obligations.

Rent setting

1. A landlord cannot set the rent above market rent. When setting the rent, they must consider and provide examples from the RTB's Published Register of rent paid for 3 comparable dwellings.
2. The RTB Rent Increase Calculator shows maximum allowed rent increases when rent is capped under national rent control rules.
3. A landlord must give a notice to the RTB and the tenant at the start of a tenancy explaining how the rent was set, with details of the last rent amount, the date it was last set and how the new rent was calculated.
4. Rent can only be reviewed once every 12 months, unless there has been a substantial change to the dwelling.
5. To change rent, a landlord must serve a Notice of Rent Review to the tenant and the RTB on the same day, using the form on the RTB website. It must be served 90 days before the new rent takes effect.
6. If a landlord claims an exemption from rent increase restrictions, they must send a notice to the tenant and the RTB using the required form.
7. If rent changes, the landlord must inform the RTB within one month.

Different rent-setting rules apply to cost rental accommodation and Approved Housing Body (AHB) social tenancies.

Tenant obligations

A tenant must:

1. Pay the rent and any other lawful charges, even if there is an RTB dispute case.
2. Keep the property in good condition and report repairs when needed. If a tenant causes damage beyond normal wear and tear, they must repay the landlord.
3. Allow reasonable access for maintenance and inspections with prior agreement.
4. Allow viewings where the landlord has served a Notice of Termination to sell.
5. Not use the property for commercial purposes.
6. Not alter or improve the property without the landlord's written consent.
7. Not behave anti-socially or allow others to do so.
8. Not do anything that would invalidate the landlord's insurance and pay any increase in premium caused by the tenant's conduct.
9. Not assign or sub-let without written consent of landlord (cost rental and AHB tenants cannot assign or sublet).
10. Not do anything that would cause the landlord to breach their legal obligations relating to the tenancy or dwelling.
11. Inform the landlord in writing of the identity of all occupants (excluding other tenants).

Security of tenure

Security of tenure means a tenant's right to stay in their rented home. A tenant gets security of tenure once:

- > They have lived in the dwelling for six continuous months, and
- > Their landlord has not served a valid Notice of Termination in that time.

Landlords can end a tenancy during the first six months for any reason. After six months, they may only end a tenancy for specific legal reasons. These depend on:

- > When the tenancy began, and
- > For a tenancy created on or after 1 March 2026, the number of tenancies a landlord has on the date the notice to end that tenancy is served.

Security of tenure is also called **Part 4 tenancy rights**.

A. Tenancy created from 1 March 2026 – Small landlord (1–3 tenancies)

The tenancy is subject to a rolling 6 year Tenancy of Minimum Duration (TMD). A landlord can end the tenancy at any time if:

- > The tenant breaches their obligations including to pay the rent.
- > The dwelling no longer suits the tenant(s) needs.



During a 6 year Tenancy of Minimum Duration (TMD), a small landlord can end the tenancy:

- > If they need to sell to avoid undue financial or other hardship.
- > If the landlord or a close family member needs to live in the dwelling.

At the end of a 6 year TMD, a small landlord can end the tenancy:

- > If the landlord or a family member needs to live in the dwelling.
- > To sell the dwelling.
- > To substantially refurbish or renovate.
- > To change the use of the dwelling.

B. Tenancy created from 1 March 2026 – Company or large landlord (4+ tenancies)

After 6 months, the tenant has a tenancy of unlimited duration and a large landlord can only end it if:

- > The tenant breaches their obligations, including to pay the rent.
- > The dwelling no longer suits the tenant(s) needs.

C. Tenancy created before 1 March 2026 – all landlords

After 6 months, the tenant has a tenancy of unlimited duration. A landlord can only end the tenancy for 6 reasons:

- > The tenant breaches their obligations, including to pay the rent.
- > The dwelling no longer suits the tenant(s) needs.
- > If the landlord or a family member needs to live in the dwelling.
- > To sell the dwelling.
- > To substantially refurbish or renovate.
- > To change the use of the dwelling.

D. Part 4 tenancy started between 24 December 2016 and 10 June 2022

The tenancy follows a 6 year Part 4 cycle. After 6 months, the tenant has the right to stay for the remaining 5½ years unless legally ended. During a 6 year Part 4 or Further Part 4 cycle, ending a tenancy is only allowed for the 6 reasons listed in C above.

At the end of a 6 year Part 4 cycle, a landlord may end the tenancy without giving a reason. If the tenancy is not ended, it automatically becomes a tenancy of unlimited duration. By 11 June 2028, all tenancies will be tenancies of unlimited duration.

Exceptions

- > Tenants and licensees of student-specific accommodation and tenants in some limited circumstances do not have Part 4 rights.
- > A landlord cannot end an AHB social tenancy for occupation by the landlord or a family member.
- > A landlord cannot end a cost rental tenancy to sell, for landlord or family occupation, for substantial refurbishment or for change of use.

Notices of Termination

A landlord must serve a Notice of Termination to end a tenancy, including during the first six months. To be valid, a notice must:

- > Be served on the tenant and the RTB on the same day.
- > Give the correct notice period (usually 90–224 days depending on tenancy length).

A shorter 28 day notice period applies in cases of:

- > Rent arrears, but only after serving a warning notice to the tenant and the RTB giving at least 28 days to pay.
- > Other tenant breaches, after serving a warning notice to the tenant giving reasonable time to fix the breach (not required to send to RTB).

In serious cases of anti-social behaviour with serious risk to people or property, a landlord may give a 7 day notice without a warning notice.

Landlords can download sample Notices of Termination from www.rtb.ie. The templates include any required statutory declarations or statements.

A tenant can end a tenancy at any time. They do not need to give a reason but must give the required notice period and serve the notice on the landlord only.

Tenancy disputes

The RTB provides dispute resolution services for landlords and tenants. They include a fast, free and very successful mediation service and an adjudication service for a fee.

Dispute type

Most landlord and tenant disputes can be referred to the RTB, including rent setting, rent arrears, breach of obligations, ending a tenancy, overholding and deposits.

Timelines

There are time limits to refer certain dispute types:

- > Notice of Termination disputes: within 90 days, or within 28 days if the tenant or landlord breached obligations.
- > Notice of Rent Review disputes: before the new rent takes effect or within 28 days of receiving the notice (whichever is later).

Dispute outcomes

At the end of a dispute, a legally binding **Determination Order** is issued. Mediation outcomes are agreed between parties and the agreement is confidential. Adjudication outcomes are decided by the adjudicator (or by a tribunal panel for an appeal) who can:

- > Award damages up to €20,000.
- > For rent arrears or other charges, award up to €20,000 or twice annual rent (if higher) up to €60,000.
- > Direct parties to pay costs up to €1,000.
- > Direct that rent be paid or that a property be vacated.

Sanctions

The RTB can investigate and sanction landlords for breaches of rental law (improper conduct), including failing to register a tenancy and setting unlawful rent. An investigation can result in a fine up to €15,000 and costs up to €15,000 for each confirmed breach.

Data exchange and privacy

The RTB may disclose certain tenancy details to local authorities, SEAI, the Minister for Social Protection and the Revenue Commissioners.

The RTB respects your privacy and is committed to complying with data protection law. For information on how your personal data is handled, see the RTB Privacy Statement at rtb.ie/privacy-statement.



Part B: Details of new rent (if applicable)

8. Previous rent amount: €
9. Previous rent frequency Weekly Fortnightly Monthly
10. New rent amount: €
11. New rent frequency Weekly Fortnightly Monthly
12. Date new rent takes effect / /
13. Date notice of rent review served / /

Part C: Add or remove a tenant

14. Add new individual tenants

New tenant 1

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Move in date / /



New tenant 2

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Move in date / /

New tenant 3

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Move in date / /

New tenant 4

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Move in date / /

15. Remove individual tenants

Remove tenant 1

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Move out date / /

Remove tenant 2

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
if a dispute arises*

Date of birth / /

Phone number

Email

Move out date / /



Remove tenant 3

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
If a dispute arises*

Date of birth / /

Phone number

Email

Move out date / /

Remove tenant 4

First name

Surname

Personal Public Service Number (PPSN)

*Recommended to assist with enforcement
If a dispute arises*

Date of birth / /

Phone number

Email

Move out date / /



16. Add a company tenant

Company Name

Company Registration Office (CRO) number

Phone number

Email

Move in date / /

17. Remove a company tenant

Company Name

Company Registration Office (CRO) number

Phone number

Email

Move out date / /

Part D: Add or remove a landlord

18. Add or remove an individual landlord

Individual landlord - change 1

I would like to: Add this landlord Remove this landlord

First name

Surname

Additional title

*For example, if the landlord
is a trustee of a pension
fund enter 'Trustee of XYZ
Pension Fund'*

Personal Public Service Number (PPSN)

Date of birth / /

Home address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Should the RTB send correspondence to your home address? Yes No

Correspondence address

If no, please provide an alternative address for correspondence

County

Country

Eircode (or post code if outside Republic of Ireland)

Individual landlord - change 2

I would like to: Add this landlord Remove this landlord

First name

Surname

Additional title

For example, if the landlord is a trustee of a pension fund enter 'Trustee of XYZ Pension Fund'

Personal Public Service Number (PPSN)

Date of birth / /

Home address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Should the RTB send correspondence to your home address? Yes No

Correspondence address

If no, please provide an alternative address for correspondence

County

Country

Eircode (or post code if outside Republic of Ireland)

19. Add or remove a company landlord

Company landlord - change 1

I would like to: Add this landlord Remove this landlord

Company name

Company Registration Office (CRO) number

Additional title

For example, if the landlord is a trustee of a pension fund enter 'Trustee of XYZ Pension Fund'

Correspondence address

Address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Company contact name

Part E: Add or remove an authorised agent

20. **The agent is** An individual (Go to question 21)
 A company (Go to question 22)

21. Add or remove an individual agent

Individual agent – change 1

I would like to: Add this agent Remove this agent

First name

Surname

Personal Public Service Number (PPSN)

Date of birth / /

Correspondence address

Address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email

Individual agent – change 2

I would like to: Add this agent Remove this agent

First name

Surname

Personal Public Service Number (PPSN)

Date of birth / /

Correspondence address

Address

County

Country

Eircode (or post code if outside Republic of Ireland)

Phone number

Email



22. Add or remove a company agent

Company agent – change 1

I would like to: Add this agent Remove this agent

Company name

Company Registration Office (CRO) number

Correspondence address

Address

County

Country

Eircode (or post code if outside Republic of Ireland)

Contact name

Phone number

Email



Part F: Add or remove a management company

Management company – change 1

I would like to: Add this management company
 Remove this management company

Company name

Company Registration Office (CRO) number

Registered company address

County

Country

Eircode (or post code if outside Republic of Ireland)

Contact name

Phone number

Email

Management company – change 2

I would like to: Add this management company
 Remove this management company

Company name

Company Registration Office (CRO) number

Registered company address

County

Country

Eircode (or post code if outside Republic of Ireland)

Contact name

Phone number

Email

Data exchange and privacy

The Residential Tenancies Board (RTB) uses registration data for statistical and policy research purposes as allowed under the Residential Tenancies Act 2004 (as amended) and any other relevant legislation.

The RTB will treat all information and personal data you supply as confidential. However, under sections 146, 147 & 148 of the Residential Tenancies Act 2004 (as amended), the RTB may exchange information with named Government bodies.

The RTB respects your privacy and is committed to complying with Data Protection law. For information on how the RTB handle your personal data, please refer to the RTB Privacy Statement at <https://rtb.ie/privacy-statement>.

Notice of Rent Review



Notice served in accordance with section 22 of the Residential Tenancies Act 2004 (as amended). Part D may be used as a Notice of Exemption from Rent Increase Restriction at Rent Review to comply with Section 19 of the Residential Tenancies Act 2004 (as amended).

Notice for tenants

Your landlord has set a new rent for your tenancy following a rent review. This notice states:

- the new rent amount.
- the date the new rent will take effect.

Serving a Notice of Rent Setting

A landlord must give a tenant at least 90 days' notice before the new rent takes effect. For the notice to be valid, it must be served:

- To both the tenant and the Residential Tenancies Board (RTB) on the same day.
- At least 90 days before the new rent takes effect.

Disputes about rent reviews

If you want to refer a dispute about this rent review to the RTB, you must do this:

- a) before the date the new rent becomes payable.
- or
- b) within 28 days from the date that you receive this notice (if this is later).



Landlord checklist

- I have read and understand the guidance on setting and reviewing rent at www.rtb.ie.
- I am using this notice to **review rent for an existing tenancy**.
- I have served this notice to the tenant(s) and RTB at least 90 days before the new rent takes effect.
- A rent review is allowed for this tenancy at this time. It is at least 12 months since the last rent review (or 24 months for an existing tenancy in an area that became a Rent Pressure Zone in the last 2 years) or there has been a substantial change to the accommodation since the last rent review.
- I have used the RTB Rent Increase Calculator to calculate the maximum rent increase allowed for this rent review (if applicable).
- I have used the RTB Published Register to provide examples of rent paid for three comparable dwellings.
- If claiming an exemption from rent increase restrictions** - I have completed Part D and provided supporting evidence with this notice.
- If claiming an exemption from rent increase restrictions** - I have read on www.rtb.ie and understand the penalties for giving false and misleading information about an exemption, and for claiming an exemption where it does not apply.
- If inflation only rent increase restriction applied to a new apartment or student specific accommodation (SSA) commenced from 10 June 2025** - I have a commencement notice or a 7-day notice, and a related certificate of compliance upon completion, under the Building Control Act 1990 that were submitted to a building control authority on or after 10 June 2025. I understand I may be asked to produce these documents during an RTB investigation or if a dispute is referred to the RTB.
- I understand that floor area, as I have provided in this notice, means
 - (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and
 - (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).
- RTB tenancy registration updated with new rent. Must be updated within one month of when new rent takes effect.

Part A: Tenancy details

1. Tenancy type Private tenancy Student-specific accommodation
2. Dwelling address
3. Eircode
4. Registered tenancy (RT) number
5. Tenancy start date / /
6. Floor area (metres squared)
7. Building Energy Rating (BER), where applicable
8. This tenancy is in a new or extended apartment complex or student specific accommodation, where development commenced from 10 June 2025.
 Yes No

Part B: Details of new rent

9. Current rent amount €
10. Current rent frequency Weekly Fortnightly Monthly
11. Date last notice of rent review served / /
12. New rent amount €
13. New rent frequency Weekly Fortnightly Monthly
14. Date new rent takes effect / /

15. Date this notice is signed and served / /

16. The national rent control rule applied to this rent review was:

- Increase capped at 2%, or rate of inflation if lower
- Increase capped at rate of inflation only (dwelling in new or extended apartment complex or student specific accommodation where development commenced from 10 June 2025 only)
- Exemption from rent increase restrictions

17. For a capped rent increase: RTB Rent Increase Calculator used to calculate the maximum rent increase allowed and copy of calculation attached.

- Yes
- Not applicable

18. For an exemption: Part D – Notice of Exemption from Rent Increase Restrictions completed and required documents attached.

- Yes
- Not applicable

Part C: Details of rent paid for comparable dwellings

19. It is the landlord's stated opinion that the new rent is not greater than the market rent, having regard to the other terms of the tenancy, and rent information contained in the RTB's published register for dwellings of similar size, type and character, by reference to floor area, number of bedrooms and BER (where applicable) and situated in a comparable area.

Comparable dwelling 1	
Registered tenancy (RT) number	<input type="text"/>
Rent amount	€ <input type="text"/>
Comparable dwelling 2	
Registered tenancy (RT) number	<input type="text"/>
Rent amount	<input type="text"/>
Comparable dwelling 3	
Registered tenancy (RT) number	<input type="text"/>
Rent amount	<input type="text"/>

Part D: Notice of Exemption from Rent Increase Restriction upon Rent Review

20. The landlord states that, in the landlord's opinion, this rent setting is exempt from national rent increase restrictions for the reason(s) selected below.

Substantial change	
<input type="checkbox"/> Reason 1: Permanent extension	<p>Works were carried out that permanently extended the dwelling and increased the floor area by at least 25% of the floor area as it stood immediately before the works began.</p> <p>'Floor area' means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).</p>
<input type="checkbox"/> Reason 2: BER improved by 7 or more ratings	<p>In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, works were carried out that improved the BER by at least 7 building energy ratings.</p>
<input type="checkbox"/> Reason 3: Other works completed	<p>Works carried out resulted in at least 3 or more of the following (please tick all that apply):</p> <p><input type="checkbox"/> The internal layout of the dwelling was permanently changed.</p> <p><input type="checkbox"/> The dwelling was adapted to provide for access and use by a person with a disability, as defined in the Disability Act 2005.</p> <p><input type="checkbox"/> A permanent increase in the number of rooms in the dwelling.</p> <p><input type="checkbox"/> In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a BER of D1 or lower, the BER was improved by at least 3 building energy ratings.</p> <p><input type="checkbox"/> In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a BER of C3 or higher, the BER was improved by at least 2 building energy ratings.</p>
Reason 1 - 3: Declaration by landlord	
<input type="checkbox"/>	<p>The landlord confirms that the works carried out, and identified above, do not solely consist of works carried out for the purposes of complying with the landlord's obligation under section 12(1)(b) of the Residential Tenancies Act 2024, as amended, including to meet the minimum standards for residential rental accommodation. Please tick the box to confirm.</p>

End of 6-year or 3-year cycle	
<input type="checkbox"/> Reason 4: Private tenancy - end of 6-year Tenancy of Minimum Duration cycle	The tenancy commenced on or after 1 March 2026. Following a period of at least six years when the national rent increase restriction was applied, the restriction does not apply to next rent setting. At all times, a landlord must not set a rent greater than the market rent.
<input type="checkbox"/> Reason 5: Student specific accommodation tenancy - end of 3-year cycle	The SSA tenancy/licence commenced on or after 1 March 2026 and before 1 March 2029 and the rent increase restriction was applied to that tenancy during at least the 3 years directly before this rent setting. or The SSA tenancy/licence commenced on or after 1 March 2029 in a dwelling that was used as SSA and under tenancy/licence for at least six months during each of the past three years and the rent increase restriction was applied during that time.

Part E: Supporting documents

Landlords must provide documents that support any exemption claimed. This may include for example, the old and new BER certificates, a letter of certification confirming the nature of any structural changes from an architect, chartered surveyor, chartered engineer or any related planning permission.

21. Please list all supporting documents attached:

a.	<input type="text"/>
b.	<input type="text"/>
c.	<input type="text"/>
d.	<input type="text"/>
e.	<input type="text"/>
f.	<input type="text"/>

Part F: Landlord / authorised agent details

22. Who is this notice completed by? Landlord Landlord's authorised agent

23. Landlord's name:

24. Authorised agent's name (if applicable):

25. Submitter's address:

26. Eircode

27. I declare that all the information I have given on this notice is correct

28. Name (BLOCK CAPITALS)

29. Signature

Serving a Notice of Rent Review

You must send the notice to your tenant and the RTB on the same day. You can send it to your tenant by post or email. If you send it by post, we recommend that you keep a record of postage.

To submit this notice to the RTB:

- Go to www.rtb.ie.
- Log in to the RTB Service Centre and upload your notice.

If you cannot submit the notice online, you can post it to:

Residential Tenancies Board,
 PO Box 13841, Freepost FKY7736,
 Killorglin,
 Co Kerry.

The Notice of Exemption from Rent Increase Restriction upon Rent Review is also included in Part D of this notice for ease of notification of a new rent and any exemption at the same time. A separate Notice of Exemption from Rent Increase Restriction upon Rent Review is available on www.rtb.ie. It must, if not already served as part of the notice of rent review, be served (in the same manner as a notice of rent review) on the tenant and the RTB within one month from the date of setting of the rent.



Notice of Exemption from Rent Increase Restrictions on Tenancy Commencement

Notice served in accordance with section 19(5B) of the Residential Tenancies Act 2004 (as amended) when the rent is set upon tenancy commencement.

Notice for tenants

This notice informs you that the rent is exempt from rent increase restrictions.

Serving a Notice of Exemption

Your landlord must serve this notice on both you and the Residential Tenancies Board within one month from the setting of the rent.

Landlord checklist

- I have read and understand the guidance on setting and reviewing rent at www.rtb.ie and understand the penalties for failure to comply with rent setting rules.
- I have served this notice to the tenant(s) and RTB at the start of the tenancy.
- I have read on www.rtb.ie and understand the penalties for giving false and misleading information about an exemption, and for claiming an exemption where it does not apply.
- I have provided all relevant supporting information to prove why an exemption applies.
- I understand that floor area means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).
- This tenancy is registered with the RTB and rent details provided to the RTB. All tenancies must be registered with the RTB within 1 month of the tenancy start date.



Part A: Tenancy details

1. Tenancy type Private tenancy Student-specific accommodation
2. Dwelling address
3. Eircode
4. Previous registered tenancy (RT) number
Please provide most recent RT number (if any existed)
5. Current registered tenancy (RT) number (if available)
6. Tenancy start date / /

Part B: Details of new rent

7. New rent amount €
8. New rent frequency Weekly Fortnightly Monthly
9. Last rent amount (if any) €
10. Last rent frequency Weekly Fortnightly Monthly
11. Date last rent was set / /
12. Date this notice is signed and served / /

Part C: Notice of Exemption from Rent Increase Restrictions

13. The landlord states that, in the landlord's opinion, this rent setting is exempt from national rent increase restrictions for the reason(s) selected below.

No tenancy	
<input type="checkbox"/> Reason 1: No tenancy in last 2 years	There was no tenancy in the dwelling in the 2 years immediately before the date the current tenancy started.
<input type="checkbox"/> Reason 2: No tenancy in last 12 months (protected structure)	There was no tenancy in the dwelling in the 12 months immediately before the date the current tenancy started. and The dwelling is in a protected structure or proposed protected structure (as defined in Section 2 of the Planning and Development Act 2024).
Substantial change	
<input type="checkbox"/> Reason 3: Permanent extension	Works were carried out that permanently extended the dwelling and increased the floor area by at least 25% of the floor area as it stood immediately before the works began.
<input type="checkbox"/> Reason 4: BER improved by 7 or more ratings	In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, works were carried out that improved the BER by at least 7 building energy ratings.
<input type="checkbox"/> Reason 5: Other works completed	Works carried out resulted in at least 3 or more of the following (please tick all that apply): <ul style="list-style-type: none"> <input type="checkbox"/> The internal layout of the dwelling was permanently changed. <input type="checkbox"/> The dwelling was adapted to provide for access and use by a person with a disability, as defined in the Disability Act 2005. <input type="checkbox"/> A permanent increase in the number of rooms in the dwelling. <input type="checkbox"/> In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a BER of D1 or lower, the BER was improved by at least 3 building energy ratings. <input type="checkbox"/> In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a BER of C3 or higher, the BER was improved by at least 2 building energy ratings.

Reason 3 - 5: Declaration by landlord	
<input type="checkbox"/>	The landlord confirms that the works carried out, and identified above, do not solely consist of works carried out for the purposes of complying with the landlord's obligation under section 12(1)(b) of the Residential Tenancies Act 2024, as amended, including to meet the minimum standards for residential rental accommodation. Please tick the box to confirm.
Other reasons at end of tenancy or tenancy cycle	
<input type="checkbox"/>	<p>Reason 6: Student specific accommodation tenancy - end of 3-year cycle</p> <p>The SSA tenancy/licence commenced on or after 1 March 2026 and before 1 March 2029 and the rent increase restriction was applied to that tenancy during at least the 3 years directly before this rent setting.</p> <p>or</p> <p>The SSA tenancy/licence commenced on or after 1 March 2029 in a dwelling that was used as SSA and under tenancy/licence for at least six months during each of the past three years and the rent increase restriction was applied during that time.</p>
<input type="checkbox"/>	Reason 7: The last tenancy was ended by the tenant (does not apply to SSA).
<input type="checkbox"/>	<p>Reason 8: The last tenancy ended due to: (does not apply to SSA)</p> <p>Please select reason:</p> <p><input type="checkbox"/> Breach of tenant obligations</p> <p><input type="checkbox"/> The dwelling no longer suited the tenant's needs</p>

Part D: Supporting documents

Landlords must provide documents that support any exemption claimed. This may include for example, the old and new BER certificates, a letter of certification confirming the nature of any structural changes from an architect, chartered surveyor, chartered engineer or any related planning permission.

14. Please list all supporting documents attached:

a.	
b.	
c.	
d.	
e.	
f.	

Part E: Landlord / authorised agent details

15. Who is this notice completed by? Landlord Landlord's authorised agent

16. Landlord's name:

17. Authorised agent's name (if applicable):

18. Submitter's address:

19. Eircode

20. I declare that all the information I have given on this notice is correct

21. Name (BLOCK CAPITALS)

22. Signature

Serving a Notice of Exemption from Rent Increase Restriction upon Tenancy Commencement

You must send the notice to your tenant and the RTB within one month of the start of the tenancy. You can send it to your tenant by post or email. If you send it by post, we recommend that you keep a record of postage.

To submit this notice to the RTB:

- Go to www.rtb.ie.
- Log in to the RTB Service Centre and upload your notice.

If you cannot submit the notice online, you can post it to:

Residential Tenancies Board,
 PO Box 13841, Freepost FKY7736,
 Killorglin,
 Co Kerry.

The Notice of Exemption from Rent Increase Restriction upon Tenancy Commencement is also included in Part D of the Notice of Rent Setting. If not already served as part of the notice of rent setting, this notice must be served separately (in the same manner as a notice of rent setting) on the tenant and the RTB within one month from the date of setting of the rent.



Notice of Exemption from Rent Increase Restrictions on Rent Review

Notice served in accordance with section 19(5B) of the Residential Tenancies Act 2004 (as amended) when the rent is set pursuant to a rent review.

Notice for tenants

This notice informs you that the rent is exempt from rent increase restrictions.

Serving a Notice of Exemption

Your landlord must serve this notice on both you and the Residential Tenancies Board within one month from the setting of the rent.

Landlord checklist

- I have read and understand the guidance on setting and reviewing rent at www.rtb.ie.
- I have served a notice of rent review on the tenant(s) and RTB at least 90 days before the new rent takes effect.
- I have read on www.rtb.ie and understand the penalties for giving false and misleading information about an exemption, and for claiming an exemption where it does not apply.
- I have provided all relevant supporting information to prove why an exemption applies.
- I understand that floor area means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).
- If inflation only rent increase restriction applied to a new apartment or student specific accommodation (SSA) commenced from 10 June 2025** – I have a commencement notice or a 7-day notice, and a related certificate of compliance upon completion, under the Building Control Act 1990 that were submitted to a building control authority on or after 10 June 2025. I understand I may be asked to produce these documents during an RTB investigation or if a dispute is referred to the RTB.



Part C: Notice of Exemption from Rent Increase Restriction upon Rent Review

13. The landlord states that, in the landlord's opinion, this rent setting is exempt from national rent increase restrictions for the reason(s) selected below.

Substantial change	
<input type="checkbox"/> Reason 1: Permanent extension	<p>Works were carried out that permanently extended the dwelling and increased the floor area by at least 25% of the floor area as it stood immediately before the works began.</p> <p>'Floor area' means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).</p>
<input type="checkbox"/> Reason 2: BER improved by 7 or more ratings	<p>In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, works were carried out that improved the BER by at least 7 building energy ratings.</p>
<input type="checkbox"/> Reason 3: Other works completed	<p>Works carried out resulted in at least 3 or more of the following (please tick all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> The internal layout of the dwelling was permanently changed. <input type="checkbox"/> The dwelling was adapted to provide for access and use by a person with a disability, as defined in the Disability Act 2005. <input type="checkbox"/> A permanent increase in the number of rooms in the dwelling. <input type="checkbox"/> In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a BER of D1 or lower, the BER was improved by at least 3 building energy ratings. <input type="checkbox"/> In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a BER of C3 or higher, the BER was improved by at least 2 building energy ratings.
Reason 1 - 3: Declaration by landlord	
<input type="checkbox"/> The landlord confirms that the works carried out, and identified above, do not solely consist of works carried out for the purposes of complying with the landlord's obligation under section 12(1)(b) of the Residential Tenancies Act 2024, as amended, including to meet the minimum standards for residential rental accommodation. Please tick the box to confirm.	

End of 6-year or 3-year cycle	
<input type="checkbox"/> Reason 4: Private tenancy - end of 6-year Tenancy of Minimum Duration cycle	The tenancy commenced on or after 1 March 2026. Following a period of at least six years when the national rent increase restriction was applied, the restriction does not apply to next rent setting. At all times, a landlord must not set a rent greater than the market rent.
<input type="checkbox"/> Reason 5: Student specific accommodation tenancy - end of 3-year cycle	The SSA tenancy/licence commenced on or after 1 March 2026 and before 1 March 2029 and the rent increase restriction was applied to that tenancy during at least the 3 years directly before this rent setting. or The SSA tenancy/licence commenced on or after 1 March 2029 in a dwelling that was used as SSA and under tenancy/licence for at least six months during each of the past three years and the rent increase restriction was applied during that time.

Part D: Supporting documents

Landlords must provide documents that support any exemption claimed. This may include for example, the old and new BER certificates, a letter of certification confirming the nature of any structural changes from an architect, chartered surveyor, chartered engineer or any related planning permission.

14. Please list all supporting documents attached:

a.	<input type="text"/>
b.	<input type="text"/>
c.	<input type="text"/>
d.	<input type="text"/>
e.	<input type="text"/>
f.	<input type="text"/>

Part E: Landlord / authorised agent details

15. Who is this notice completed by? Landlord Landlord's authorised agent

16. Landlord's name:

17. Authorised agent's name (if applicable):

18. Submitter's address:

19. Eircode

20. I declare that all the information I have given on this notice is correct

21. Name (BLOCK CAPITALS)

22. Signature

Serving a Notice of Exemption from the Rent Increase Restrictions on Rent Review

You must send the notice to your tenant and the RTB on the same day. You can send it to your tenant by post or email. If you send it by post, we recommend that you keep a record of postage.

To submit this notice to the RTB:

- Go to www.rtb.ie.
- Log in to the RTB Service Centre and upload your notice.

If you cannot submit the notice online, you can post it to:

Residential Tenancies Board,
 PO Box 13841, Freepost FKY7736,
 Killorglin,
 Co Kerry.

The Notice of Exemption from Rent Increase Restriction upon Rent Review is included in Part D of the Notice of Rent Review. If not already served as part of the notice of rent review, this notice must be served (in the same manner as a notice of rent review) on the tenant and the RTB within one month from the date of setting of the rent.



GIVEN under my Official Seal,
27 February, 2026.

JAMES BROWNE,
Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation)

These Regulations, in Regulation 4 and the following Parts of the Schedule, prescribe the following:

- (a) Part 1 prescribes the form for the purposes of an application to the Residential Tenancies Board (RTB) to register a tenancy under section 134 of the Residential Tenancies Act 2004 (the Act of 2004);
- (b) Part 2 prescribes the acknowledgement letters and the statement of rights and obligations to issue from the RTB to a landlord and a tenant for the purposes of section 135 of the Act of 2004, upon registration of a tenancy;
- (c) Part 3 prescribes the notice for the purposes of updating tenancy information, including rent changes, on the RTB's Register of Tenancies under section 139 of the Act of 2004;
- (d) Part 4 prescribes the Notice of Rent Review for the purposes of section 22 of the Act of 2004 to be given to the tenant and the RTB when changing a rent amount;
- (e) Part 5 prescribes the notice of exemption from the rent increase restrictions on tenancy commencement for the purposes of section 19(5B) of the Act of 2004 to be given to the tenant and the RTB where an exemption is claimed when setting a rent at the start of a new tenancy (i.e. first time tenancy between parties);
- (f) Part 6 prescribes the notice of exemption from the rent increase restrictions on rent review for the purposes of section 19(5B) of the Act of 2004 to be given to the tenant and the RTB where an exemption is claimed when changing a rent amount during a tenancy on rent review.

Regulation 5 revokes the previous forms/notices.

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