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**AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (LEASÚ)  
2006  
RESIDENTIAL TENANCIES (AMENDMENT) BILL 2006**

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*Mar a tionscnaíodh  
As initiated*

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**ARRANGEMENT OF SECTIONS**

**Section**

1. Short title, collective citation and construction.
2. Commencement.
3. Additional functions.





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AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (LEASÚ)  
2006  
RESIDENTIAL TENANCIES (AMENDMENT) BILL 2006

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# BILL

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*entitled*

AN ACT TO ENABLE THE PRIVATE RESIDENTIAL TENANCIES BOARD TO REGULATE THE RELATIONSHIP BETWEEN THE OWNERS OF APARTMENTS AND MANAGEMENT AGENTS, AND FOR THAT PURPOSE TO  
10 AMEND THE RESIDENTIAL TENANCIES ACT 2004.

BE IT ENACTED BY THE OIREACHTAS AS FOLLOWS:

1.—(1) This Act may be cited as the Residential Tenancies (Amendment) Act 2006. Short title, collective citation and construction.

15 (2) The Residential Tenancies Act 2004 and this Act may be cited together as the Residential Tenancies Acts 2004 to 2006, and shall be read together as one.

2.—This Act commences three months after its passing. Commencement.

3.—The Residential Tenancies Act 2004 is amended in subsection (1) of section 151 by inserting the following after paragraph (*h*): Additional functions.

20 “(*i*) the regulation of the relationship between the owners of apartments and management agencies,

(*j*) the regulation of the appointment of managing agents by property developers,

25 (*k*) the clarification, mediation and adjudication of disputes between managing agents and members of management companies,

(*l*) the development of a code of practice for agents engaged in the management of apartment complexes to address matters under paragraph (*i*), *inter alia*:

30 (i) the fixing of all management fees for the first three years of occupation of an apartment;

- (ii) a requirement that management fees would not become payable until the managing agents are in place and all services are being provided;
- (iii) the establishment and maintenance of a sinking fund in respect of each apartment complex; and 5
- (iv) the provision of all necessary information to property owners regarding the workings of management companies and managing agents and their rights and responsibilities in all areas relating to the proper upkeep of communal areas in 10 multi-unit developments.”.