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**An Bille um Pleanáil agus Forbairt (Leasú) (Ceannaitheoirí Céaduaire), 2019**  
**Planning and Development (Amendment) (First-Time Buyers) Bill 2019**

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*Mar a tionscnaíodh*

*As initiated*

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**AN BILLE UM PLEANÁIL AGUS FORBAIRT (LEASÚ) (CEANNAITHEOIRÍ  
CÉADUAIRE), 2019  
PLANNING AND DEVELOPMENT (AMENDMENT) (FIRST-TIME BUYERS) BILL  
2019**

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*Mar a tionscnaíodh  
As initiated*

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ACTS REFERRED TO

Planning and Development Act 2000 (No. 30)

Planning and Development Acts 2000 to 2018



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**AN BILLE UM PLEANÁIL AGUS FORBAIRT (LEASÚ) (CEANNAITHEOIRÍ  
CÉADUAIRE), 2019  
PLANNING AND DEVELOPMENT (AMENDMENT) (FIRST-TIME BUYERS) BILL  
2019**

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# Bill

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*entitled*

An Act to amend the Planning and Development Act 2000 to provide for a specific percentage of lands in a private development to be limited for purchase by first-time buyers and to provide for related matters.

**Be it enacted by the Oireachtas as follows:**

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## PART 1

### PRELIMINARY AND GENERAL

#### **Short title, collective citation and commencement**

1. (1) This Act may be cited as the Planning and Development (Amendment) (First-Time Buyers) Act 2019. 15
- (2) The Planning and Development Acts 2000 to 2018 and this Act may be cited together as the Planning and Development Acts 2000 to 2019 and shall be read together as one.
- (3) This Act shall come into operation on such day as may be fixed by order of the Minister for Housing, Planning and Local Government.

#### **Definitions**

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2. In this Act—

“first-time buyer” means the purchaser, or any of the purchasers in the case of more than one purchaser, who must not have previously bought or built a house or apartment, either solely or jointly, with any other person;

“Minister” means the Minister for Housing, Planning and Local Government;

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“Principal Act” means the Planning and Development Act 2000.

PART 2

AMENDMENTS OF PRINCIPAL ACT

**Amendment of section 94 of Principal Act**

3. Section 94 of the Principal Act is amended—

(a) in subsection (5)(a) by the insertion of the following subparagraph: 5

“(vii) the required number of designated build-to-rent properties.”,

and

(b) by the insertion of the following subsection:

“(6) A planning authority shall provide a specified percentage, being at 10  
between zero per cent and not being more than 30 per cent, of the land  
zoned for residential use, or for a mixture of residential and other uses,  
reserved under this Part, for the provision of housing for the sole  
purposes of sale to first-time buyers of individual dwelling units.”.

**Amendment of section 97 of Principal Act**

4. Section 97 of the Principal Act is amended by the insertion of the following subsection 15  
after subsection (3):

“(3A) (a) A person may, before applying for permission in respect of a  
development that is designated solely for build-to-rent, apply to the  
planning authority concerned for a certificate stating that section 96  
shall not apply to a grant of permission in respect of the 20  
development concerned (in this section referred to as a  
‘certificate’).

(b) The planning authority shall consider the application with due  
regard to section 94(5)(a)(vii) and the provisions contained in that  
section. 25

(c) Accordingly, where the planning authority grants a certificate,  
section 96 shall not apply to a grant of permission in respect of the  
development concerned.”.



An Bille um Pleanáil agus Forbairt (Leasú)  
(Ceannaitheoirí Céaduaire), 2019

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# BILLE

*(mar a tionscnaíodh)*

*dá ngairtear*

Acht do leasú an Achta um Pleanáil agus Forbairt, 2000 chun socrú a dhéanamh maidir le céatadán sonrach de thailte i bhforbairt phríobháideach a bheith teoranta lena gceannach ag ceannaitheoirí céaduaire agus do dhéanamh socrú i dtaobh nithe gaolmhara.

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*An Teachta Darragh Ó Briain a thug isteach,  
22 Deireadh Fómhair, 2019*

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Planning and Development (Amendment)  
(First-Time Buyers) Bill 2019

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# BILL

*(as initiated)*

*entitled*

An Act to amend the Planning and Development Act 2000 to provide for a specific percentage of lands in a private development to be limited for purchase by first-time buyers and to provide for related matters.

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*Introduced by Deputy Darragh O'Brien,  
22nd October, 2019*

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