



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

*Meabhrán Mínitheach
Explanatory Memorandum*



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

EXPLANATORY MEMORANDUM

Purpose of the Bill

The purpose of the Bill is to empower local authorities to earmark residential land for the purposes of sale to first-time buyers. The Bill amends Part V of the Planning and Development Act 2000 to allow each local authority to set no more than 30 per cent of residential zoned land aside for individuals who have not previously purchased a home.

Provisions of the Bill

Section 1

This section outlines citations of relevant Acts and the right of the Minister to commence the enacted Bill on a set date.

Section 2

This section outlines the relevant definitions pertaining to the Bill.

Section 3

This section amends section 94 of Part V of the Planning and Development Act 2000. Firstly, it creates an obligation on the Local authority to include an assessment of build-to-rent property requirements in its housing strategy. This means that rental requirements are calculated separate to other housing requirements when setting out housing needs over the course of the housing strategy. Secondly, it allows local authorities in their housing strategies to earmark from 0 to 30 per cent of residential zoned land for sale to first-time buyers.

Section 4

This section amends section 97 of Part V of the Planning and Development Act 2000. It empowers the local authority to grant an exemption to build-to-rent developments from section 96 if it is in line with the housing strategy requirements. This allows sole build-to-rent developments to proceed only if they are in line with the housing strategy targets for rental developments.

Costs

There are no additional costs to the exchequer anticipated under this bill.

Deputy Darragh O'Brien,

Deireadh Fómhair, 2019.