



**An Bille um Shásamh i leith Lochtanna Neamhfholais,
2019**
Latent Defects Redress Bill 2019

Meabhrán Mínitheach
Explanatory Memorandum



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NEAMHFHOLLAIS, 2019
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EXPLANATORY MEMORANDUM

Background

The Latent Defects Redress Bill 2019 establishes a latent defects redress board to assist homeowners in remedying issues, such as fire safety and other structural defects that have been uncovered in their homes.

Section 2 grants to the Minister for Housing, Planning and Local Government the power to appoint by order a specific day to be the establishment day of the Latent Defects Redress Board.

Section 3 of the Bill establishes a Latent Defects Redress Board. The Board will be independent in the performance of its functions and will have powers, as determined by the Minister for Housing, Planning and Local Government.

Section 4 of the Bill sets out the functions of the Board. This includes providing an information and advice service for those homeowners and tenants affected by non-compliance and regulatory failure resulting in the discovery of latent defects. It will also facilitate mediation and adjudicate on cases.

The Board will instigate a programme of risk assessments for latent defects including fire safety and water ingress and related structural defects. It will also conduct a review of the existing sanctions and punishments for developers/builders who breach building and fire safety standards and make recommendations to the Minister

*Eoin Ó Broin, TD and Dessie Ellis, TD,
Deireadh Fómhair, 2019.*