



An Bille um Chosc ar Dhíshealbhuíthe, 2022
Eviction Ban Bill 2022

Meabhrán Miniúcháin
Explanatory Memorandum



AN BILLE UM CHOSC AR DHÍSHEALBHUITHE, 2022 EVICITION BAN BILL 2022

EXPLANATORY MEMORANDUM

Purpose of the Bill

The Bill introduces a ban on evictions for the duration of the current housing emergency (originally declared by Dáil Éireann on 3 October 2018). The ban is for a 12 month period initially but is renewable by the Government at the request of the Minister for Housing, Local Government and Heritage if the Minister considers it to be in public interest, having regard to the threat to living standards and risk of poverty presented by the cost of living crisis and housing emergency. It will prevent the termination of residential tenancies for any reason other than damage to the property over and above normal wear and tear, anti-social behavior or invalidating insurance.

Provisions of the Bill

Section 1 outlines the interpretations in the Bill, defining an “emergency period” as one lasting twelve months from the date of enactment of the Bill, with the possibility to extend it by the government under *section 2*. It also stipulates that licensees are covered by the Bill.

Section 2 outlines how the government can extend the emergency period on the request of the Minister for Housing, Local Government and Heritage, where the threat to living standards and risk of poverty presented by the cost of living crisis and housing emergency indicates that it is in the public interest to do so.

Section 3 prevents termination notices being served by a landlord on a tenant during the emergency period and specifies that where notices of termination have already been served, with termination dates within the emergency period, these dates shall be revised. It also outlines the rights of tenants to remain in occupation of a dwelling until after the emergency period, even if a termination notice has already been served.

Section 4 provides for the Minister for Housing, Local Government and Heritage to review the operation of the Act within 12 months.

Section 5 is the standard short title and citation section required by every bill.

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Deireadh Fómhair, 2022.*

