



An Bille um Laghdú Cíosa, 2023
Rent Reduction Bill 2023

Mar a tionscnaíodh

As initiated



AM BILLE UM LAGHDÚ CÍOSA, 2023
RENT REDUCTION BILL 2023

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ACT REFERRED TO

Residential Tenancies Act 2004 (No. 27)



AM BILLE UM LAGHDÚ CÍOSA, 2023
RENT REDUCTION BILL 2023

Bill

entitled

An Act to amend the Residential Tenancies Act 2004 to reduce rents to affordable levels 5
by limiting them to a maximum of a quarter of monthly household incomes and to
establish a National Rent Authority for this purpose.

Be it enacted by the Oireachtas as follows:

Interpretation

1. In this Act— 10

“Act of 2004” means the Residential Tenancies Act 2004;

“National Rent Authority” means the National Rent Authority established under *section*
3.

Limitation and reduction of rents

2. The Act of 2004 is amended in section 19— 15

(a) by the substitution of the following for subsection (1):

“(1) (a) Subject to paragraph (c), in setting, at any particular time, the rent
under the tenancy of a dwelling, an amount of rent shall not be
provided for that is greater than twenty-five per cent of local
monthly nominal median household disposable income for 20
households of the relevant size, or twenty-five per cent of national
monthly nominal median household disposable income for
households of the relevant size, whichever is the lower, as
determined by the National Rent Authority.

(b) The rent under the tenancy of a dwelling where a rent had been set 25
prior to the commencement of this Act must, within twelve months
of the entry into force of this Act, be no greater than twenty-five
per cent of local monthly nominal median household disposable
income for households of the relevant size, or twenty-five per cent
of national monthly nominal median household disposable income 30
for households of the relevant size, whichever is the lower, as
determined by the National Rent Authority.

- (c) Paragraphs (a) and (b) shall not apply to luxury accommodation as so determined by the National Rent Authority.”,

and

- (b) in subsection (2)(b) after “review of that rent”, by the insertion of “, or any subsequent setting of the rent under the tenancy in compliance with section (1) (b)”.

Establishment of National Rent Authority

3. The Act of 2004 is amended by the insertion of the following after section 19B:

“19C. The Minister for Housing, Community and Local Government shall make regulations to establish a National Rent Authority that shall: 10

- (a) determine local and national monthly nominal median household disposable incomes for the purposes of ensuring affordable rents, with reference to the latest Census,
- (b) set maximum household sizes for different categories of rented accommodation, 15
- (c) determine criteria under which certain categories of accommodation may be designated as luxury accommodation. This shall not apply to more than five per cent of the rental housing stock in any local area at any particular time, and
- (d) be comprised of tenant and employee representatives.”. 20

Short title, collective citation and commencement

4. (1) This Act may be cited as the Rent Reduction Act 2023.
- (2) This Act shall come into operation on such day as the Minister for Housing, Planning and Local Government may by order appoint not being later than 90 days from its promulgation by the President. 25

BILLE

(mar a tionscnaíodh)

dá ngairtear

Acht do leasú an Achta um Thionóntachtaí Cónaithe, 2004 chun cíosanna a laghdú go dtí leibhéal inacmhainne tríd an gceathrú cuid ar a mhéid d'ioncaim theaghlaigh mhíosúla a chur de theorainn leo agus do bhunú Údarás Náisiúnta Cíos chun na críche sin.

Na Teachtaí Pól Ó Murchú, Risteard Buid Bairéid, Bríd Nic Gabhann, Gino Ó Cionaith agus Michéal de Barra a thug isteach,

20 Aibreán, 2023

BILL

(as initiated)

entitled

An Act to amend the Residential Tenancies Act 2004 to reduce rents to affordable levels by limiting them to a maximum of a quarter of monthly household incomes and to establish a National Rent Authority for this purpose.

Introduced by Deputies Paul Murphy, Richard Boyd Barrett, Bríd Smith, Gino Kenny and Mick Barry,

20th April, 2023

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR

Le ceannach díreach ó

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