



An Bille um Thionóntachtaí Cónaithe (Leasú), 2025
Residential Tenancies (Amendment) Bill 2025

Meabhrán Mínitheach
Explanatory Memorandum



**AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (LEASÚ),
2025
RESIDENTIAL TENANCIES (AMENDMENT) BILL 2025**

EXPLANATORY MEMORANDUM

Purpose of the Bill

The purpose of this Bill is to amend the Residential Tenancies Acts 2004 to 2024 (the RTA) to provide that all areas of the country will be protected by the current rent increase restriction (i.e. cap of 2% per annum pro rata or, if lower, the inflation rate (as recorded by the Harmonised Index of Consumer Prices (HICP)) that applies in Rent Pressure Zones (RPZs).

Provisions of the Bill

The Bill contains 5 sections.

Sections 1 and 5 contain standard provisions dealing with the definition, short title, commencement, collective citation and construction of the Bill.

Section 2 amends section 20 (Frequency with which rent review may occur) of the Principal Act to provide for the termination of bi-annual reviews outside of RPZs, as the entire country will become an RPZ under section 3.

Section 3 provides for the deeming of non RPZs to become RPZs from the day after the passing of the Bill; this will ensure that the RPZ rent increase restriction will apply across the entire country from the day after the passing of the Bill until 28 February 2026. It also provides a 2 month extension, until 28 February 2026, for the continued operation of RPZs in areas already deemed to be RPZs under section 24B of the RTA; this includes: the Dublin local authority areas, Cork City and Drogheda Rural local electoral area.

Section 4 extends the operation of existing RPZs (that were designated under section 24A(5) of the RTA) until 28 February 2026, via an amendment to section 8(2) of the Residential Tenancies (Amendment) Act 2019.

*An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta,
Meitheamh, 2025.*

