

An Bille um Ligean Gearrthéarma agus Turasóireacht, 2026
Short-Term Letting and Tourism Bill 2026

Mar a ritheadh ag dhá Theach an Oireachtais

As passed by both Houses of the Oireachtas

[No. 101a of 2026]

AN BILLE UM LIGEAN GEARRTHÉARMA AGUS TURASÓIREACHT, 2026
SHORT-TERM LETTING AND TOURISM BILL 2026

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AN BILLE UM LIGEAN GEARRTHÉARMA AGUS TURASÓIREACHT, 2026
SHORT-TERM LETTING AND TOURISM BILL 2026

Bill

entitled

An Act to give full effect to Regulation (EU) 2024/1028[1] of the European Parliament and of the Council on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724[2]; and for that purpose, to appoint the National Tourism Development Authority to be the competent authority to manage and enforce registration procedures and to collect data on short-term accommodation rental services; to designate that Authority to establish, maintain and operate the single digital entry point required under Regulation (EU) 2024/1028 to receive and transfer data relating to short-term accommodation rental services; to provide for the Minister for Enterprise, Tourism and Employment to appoint the national coordinator in relation to that single digital entry point for the purpose of Article 11 of that Regulation; to designate the Minister for Enterprise, Tourism and Employment, for the purpose of Article 14 of that Regulation; to provide for enforcement of obligations of hosts when offering short-term accommodation rental services via online short-term rental platforms including by means of fixed payment notices; to provide for enforcement of obligations of online short-term rental platforms including by means of financial sanctions for contraventions; to repeal certain provisions of the Tourist Traffic Act 1939, the Tourist Traffic Act 1952 and the Tourist Traffic Act 1983; to provide for a register of limited stays in student-specific accommodation; to provide for exchange of information between public bodies; to provide for appointment of authorised officers, registration officers, registration appeals officers and adjudication officers; and for those purposes to amend the Tourist Traffic Act 1939 and the National Tourism Development Authority Act 2003 and certain other enactments; and to provide for matters connected therewith.

Be it enacted by the Oireachtas as follows:

1 OJ L, 2024/1028, 29.4.2024
2 OJ L 295, 21.11.2018, p. 1

PART 1

Preliminary and General

Short title, commencement and collective citation

1. (1) This Act may be cited as the Short-Term Letting and Tourism Act 2026.

(2) This Act shall come into operation on such day or days as the Minister for Enterprise, Tourism and Employment may by order or orders appoint either generally or with reference to any particular purpose or provision and different days may be so appointed for different purposes or different provisions and for the repeal of different provisions of different enactments effected by *section 3*.

(3) The Tourist Traffic Acts 1939 to 2016 and this Act may be cited together as the Tourist Traffic Acts 1939 to 2026.

Definitions

2. In this Act—

"Act of 2003" means the National Tourism Development Authority Act 2003;

"Principal Act" means the Tourist Traffic Act 1939.

Repeals

3. (1) The following provisions of the Principal Act are repealed:

(a) section 23;

(b) section 36;

(c) section 37A;

(d) section 37C;

(e) section 37D;

(f) section 38.

(2) Section 31 of the Tourist Traffic Act 1952 is repealed.

(3) Section 3 of the Tourist Traffic Act 1983 is repealed.

PART 2

Amendment of Tourist Traffic Act 1939

Chapter 1

Amendment of Part I

Amendment of section 2 of Principal Act

4. Section 2 of the Principal Act is amended—

(a) by the designation of the section as subsection (1),

(b) in subsection (1)—

(i) by the substitution of the following definition for the definition of "prescribed":

" 'prescribed' shall be construed in accordance with section 20;",

(ii) in the definition of "contractor", by the substitution of "Act of 2003" for "National Tourism Development Authority Act 2003",

(iii) by the insertion of the following definitions:

" 'Act of 1952' means the Tourist Traffic Act 1952;

'Act of 2003' means the National Tourism Development Authority Act 2003;

'Act of 2004' means the Residential Tenancies Act 2004;

'Act of 2014' means the Companies Act 2014;

'adjudication officer' means a person appointed to be an adjudication officer under section 47F;

'adjudication panel' means an adjudication panel appointed under section 47H;

'authorisation scheme' in relation to a short-term letting, for the purpose of the Short-term Accommodation Regulation and this Act, means the provisions of the following Acts and any regulations made under those Acts:

(a) the Planning and Development Act 2000;

(b) the Planning and Development Act 2024;

'caravan site and camping site' means outdoor spaces, as may be prescribed under paragraph (g) of section 25, provided for payment in an establishment classified under NACE Group 55.3 for short-term accommodation (including by tents or recreational vehicles);

'chief adjudication officer' means a person appointed to be the chief adjudication officer under section 47F;

'committee' means a committee of the Authority established under section 23 of the Act of 2003;

'contravention' means a contravention referred to in section 47B;

'guest house' means sleeping accommodation and services, as may be prescribed under paragraph (b) of section 25, provided for payment in an establishment classified under NACE Group 55.1;

'holiday camp' means accommodation (including chalets), recreational facilities and entertainment, as may be prescribed under paragraph (e) of section 25, provided for payment in an establishment classified under NACE Group 55.3;

‘host’ has the meaning given to it by Article 3(2);

‘hostel’ means sleeping accommodation and services, as may be prescribed under paragraph (c) of section 25, provided for payment in an establishment classified under NACE Group 55.2;

‘hotel’ means a premises where hotel accommodation and service is provided;

‘hotel accommodation and service’ means the provision of sleeping accommodation and services, as may be prescribed under paragraph (a) of section 25, for payment in an establishment classified under NACE Group 55.1;

‘house’ in relation to a short-term letting has the same meaning as it has in the Planning and Development Act 2000 or the Planning and Development Act 2024;

‘inspection report’ means an inspection report referred to in section 41(3);

‘landlord’, in relation to a short-term letting—

(a) in relation to a lease or tenancy, has the meaning given to it by section 5 of the Act of 2004, or

(b) in relation to a licence, means the licensor who grants a licence permitting a person to reside in the house, part of the house or unit concerned;

‘letting’, in relation to a unit means either of the following:

(a) a lease or tenancy within the meaning of section 5 of the Act of 2004;

(b) a licence that permits the licensee to enter and reside in the unit;

‘limited stays in student-specific accommodation’ means sleeping accommodation and services, as may be prescribed under paragraph (j) of section 25, outside academic term times for payment in student-specific accommodation classified under NACE Group 55.1;

‘listing’ has the meaning given to it by Article 3(10);

‘NACE’ means classification of activities under Regulation (EC) No 1893/2006[3] of the European Parliament and of the Council of 20 December 2006 as amended by Commission Delegated Regulation (EU) 2023/137[4] of 10 October 2022;

‘online short-term rental platform’ has the meaning given to it by Article 3(5) and in this Act, unless otherwise provided, a reference to an online short-term rental platform includes a reference to a small or micro online short-term rental platform;

3 OJ L 393, 30.12.2006, p. 1
4 OJ L 19, 20.1.2023, p. 5

'premises'—

(a) includes land on which there are no buildings, and

(b) in sections 41B to 41E, includes 'unit';

'register' unless otherwise specified, means a register established and maintained under section 24(1);

'registration'—

(a) in relation to a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) means the entry of a premises in the register;

(b) in relation to the register of short-term lettings means the entry of a unit in the register of short-term lettings;

'registered premises' means premises registered in a register;

'registered proprietor' means, in relation to a premises entered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1), the person who is entered in the register as the proprietor of the premises;

'registration number' has the meaning given to it by Article 3(7);

'registration officer' means a person appointed to be a registration officer under section 40A;

'registration appeals officer' means a person appointed to be a registration appeals officer under section 27E;

'registration procedure' has the meaning given to it by Article 3(8);

'scale of charges' means the amount which an applicant for registration under section 26 in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) or applicant for renewal of that registration under section 29 proposes to charge for accommodation during the period of registration;

'Short-term Accommodation Regulation' means Regulation (EU) 2024/1028 of the European Parliament and of the Council on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724[5];

'short-term letting', subject to subsection (2)(a), means the letting of a unit, on a professional or non-professional basis or on a regular or on a temporary basis—

(a) for a period not exceeding 21 consecutive nights, and

(b) in consideration of the making by any person (whether or not, as the case may be, the tenant or licensee) of a payment or payments to the landlord;

'small or micro online short-term rental platform' has the meaning given to it by Article 3(6);

5 OJ L 295, 21.11.2018, p. 1

'student-specific accommodation' means a dwelling referred to in section 3(1A) of the Act of 2004;

'unit', subject to subsection (2)(b), has the meaning given to it by Article 3(1);

'valid' means in relation to registration of a unit in the register of short-term lettings, the registration number relates to the unit, and has not been removed, withdrawn or suspended in accordance with this Act or the Short-term Accommodation Regulation;",

and

(c) by the insertion of the following subsections after subsection (1):

"(2) In this Act—

(a) a reference in this Act to a short-term letting is a reference to a short-term accommodation rental service, and

(b) a reference to a unit includes a reference to a house, part of a house or part of a unit.

(3) A word or expression used in this Act that is also used in the Short-term Accommodation Regulation has, unless the context otherwise requires, the same meaning in this Act as it has in the Short-term Accommodation Regulation.

(4) Unless the context otherwise requires, a reference in this Act to a numbered Article is a reference to the Article so numbered of the Short-term Accommodation Regulation.".

CHAPTER 2

Amendment of Part II

Regulations

5. The Principal Act is amended by the substitution of the following section for section 20:

"20. (1) (a) The Minister may make regulations prescribing any matter or thing which is referred to in this Act as prescribed or to be prescribed by the Minister.

(b) The Authority may, with the consent of the Minister, make regulations prescribing any matter or thing which is referred to in this Act as prescribed or to be prescribed by the Authority and any reference to a matter prescribed by the Authority includes a reference to the Authority having obtained the consent of the Minister to that prescribing.

(2) Different regulations may be made under subsection (1) in respect of different classes of accommodation, persons or matters the subject of the prescribing concerned and for different circumstances or classes of circumstances in relation to such different matters or different classes of matters.

(3) Regulations under this Act may contain such incidental, supplementary and consequential provisions as appear to the Minister or Authority, as the case may be, to be necessary or expedient for the purposes of the regulations.

(4) Every regulation made under this Act shall be laid before each House of the Oireachtas as soon as may be after it is made and, if a resolution annulling it is passed by either House within the next 21 days on which that House sits after it is laid before the House, it shall be annulled accordingly, but without prejudice to the validity of anything previously done by or under it.".

CHAPTER 3

Amendment of Part III

Non-application of certain provisions of section 11 of Act of 2003

6. The Principal Act is amended by the insertion of the following section after section 23 (repealed by *section 3(1)(a)*):

"23A. Subsections (1)(c) and (2)(c) of section 11 of the Act of 2003 shall not apply to a function conferred on the Authority by section 27A, 47C or 47D.".

Amendment of section 24 of Principal Act

7. (1) Section 24 of the Principal Act is amended—

(a) in subsection (1)—

(i) in paragraph (c), by the deletion of "holiday",

(ii) by the deletion of paragraphs (d), (f), (h) and (i),

(iii) in paragraph (e), by the substitution of "register of holiday camps;" for "register of holiday camps.",

(iv) in paragraph (g), by the substitution of "and camping sites;" for "and camping sites.", and

(v) by the insertion of the following paragraphs after paragraph (i) (deleted by *subparagraph (ii)*):

"(j) a register to be called and known and in this Act referred to as the register of limited stays in student-specific accommodation;

(k) in accordance with the Short-term Accommodation Regulation and, in particular Article 4 thereof, a register to be called and known and in this Act referred to as the register of short-term lettings.",

(b) in subsection (2)—

(i) by the substitution of "each register referred to in paragraph (a), (b), (c), (e), (g) or (j) of subsection (1)" for "several registers respectively", and

(ii) by the substitution of the following paragraph for paragraph (c):

"(c) such other information or particulars as may be prescribed by the Authority.",

(c) by the substitution of the following subsection for subsection (3):

"(3) A person may register a premises or a unit in one only of the registers referred to in paragraph (a), (b), (c), (e), (g), (j) or (k) at any one time.",

and

(d) by the insertion of the following subsections after subsection (3):

"(4) Registration of a premises or a unit in more than one register at any one time is, in relation to any of the purported registrations, invalid.

(5) A person who contravenes subsection (3) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

(2) A premises standing registered in the register referred to in paragraph (c) or (d) of section 24(1) of the Principal Act on the date that *subsection (1)* comes into operation shall be deemed to continue to be so registered under and in accordance with section 28 of the Principal Act until the next 31st of December following that coming into operation as if *subsection (1)* and *paragraph (b)*, *(c)*, *(d)* or *(e)* of *section 3* or *section 19* have not come into operation.

(3) A host shall, within 2 months of the date of the coming into operation of *subsection (1)*, register a unit in the register of short-term lettings.

Amendment of section 25 of Principal Act

8. Section 25 of the Principal Act is amended—

(a) in paragraph (c), by the deletion of "holiday",

(b) by the deletion of paragraphs (d), (f), (h) and (i),

(c) in paragraph (e), by the substitution of "holiday camps;" for "holiday camps.",

(d) in paragraph (g), by the substitution of "camping sites;" for "camping sites.", and

(e) by the insertion of the following paragraph after paragraph (i) (deleted by *paragraph (b)*):

"(j) the general character, the type of accommodation and services provided, and the other qualifications which shall be requisite in respect of any premises in order that such premises may be eligible for registration in the register of limited stays in student-specific accommodation.".

Application for registration on registers referred to in section 25

9. The Principal Act is amended by the substitution of the following section for section 26:

"26. (1) The proprietor of a premises, other than a unit, may apply to the Authority for the registration of the premises in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1).

(2) An application referred to in subsection (1) shall—

(a) be made in the form and manner prescribed by the Authority,

(b) provide prescribed information and documentation relating to compliance with the requisite applicable particulars prescribed under section 25, and

(c) be accompanied by the fee prescribed by the Authority relating to the application.".

Inspections and determination of applications under section 26

10. The Principal Act is amended by the substitution of the following section for section 27:

"27. (1) Where an application is made to the Authority for the registration of the premises in a register—

(a) referred to in paragraph (a), (b), (c), (e) or (g) of section 24(1), the Authority shall cause the premises to be inspected by a registration officer, and

(b) referred to in section 24(1)(j), the Authority shall cause the premises to be inspected outside of academic term times by a registration officer.

(2) Where following an inspection under subsection (1) and consideration of the inspection report the Authority decides the premises are eligible for registration in the register concerned, the Authority shall serve notice to that effect on the applicant and advise the applicant that the premises shall be registered in the register to which the application refers on payment to the Authority of such registration fee as may be prescribed by the Authority.

(3) Where following an inspection under subsection (1) the Authority decides that the premises are not eligible for registration in the register concerned the Authority shall serve notice to that effect on the applicant, giving reasons for the Authority's decision, furnishing the inspection report and giving the applicant 14 days beginning on the date of service of the notice to make written representations to the Authority.

(4) If the applicant does not make written representations to the Authority within the period specified in subsection (3), the Authority shall refuse the application for registration.

(5) If, having considered written representations made to it by the applicant within the period specified in subsection (3)—

(a) the Authority decides that the premises are not eligible for registration in the register concerned, the Authority shall refuse the application, or

(b) the Authority decides the premises are eligible for registration in the register concerned, the Authority shall serve notice to that effect on the applicant and advise the applicant that the premises shall be registered in the register to which the application refers on payment to the Authority of such registration fee as may be prescribed by the Authority.

(6) The Authority shall register a premises of an applicant who is served notice under subsection (2) or subsection (5)(b) in the register concerned on receipt from the applicant of the fee specified in the notice.

(7) The Authority may prescribe a fee to register a premises in a register referred to in subsection (1).".

Certain provisions relating to Short-term Accommodation Regulation

11. The Principal Act is amended by the insertion of the following sections after section 27:

"Competent authorities for purpose of Short-term Accommodation Regulation

27A. In relation to a short-term letting, the Authority is designated to be the competent authority for the purpose of the Short-term Accommodation Regulation and this Act—

(a) to manage and enforce registration procedures, and

(b) to collect data.

Fee for applications relating to register of short-term lettings

27B. (1) Where the Authority is of the view that it is not possible to provide registration procedures free of charge relating to the register of short-term lettings, the Authority may prescribe a fee, representing the Authority's reasonable and proportionate costs to accompany an application to it under section 27C for registration in, or under section 29(1B) for renewal of registration in, that register.

(2) A fee prescribed under subsection (1) in respect of an application for renewal of registration shall be less than the fee prescribed under that subsection in respect of an application for registration.

(3) Withdrawal, suspension or removal of registration of a unit in the register of short-term lettings shall not entitle the host of the unit to any refund of all or any part of the fee prescribed under subsection (1) which the host has paid to the Authority.

Obligations regarding application for registration of short-term letting

27C. (1) When making an application to the Authority for registration in the register of short-term lettings a host shall include in the declaration, in addition to the information required under and in accordance with Article 5(1) to accompany the application:

(a) the postcode (within the meaning of section 66 of the Communications Regulation (Postal Services) Act 2011) of the unit;

(b) confirmation that the unit complies with the authorisation scheme;

(c) in the case of a host who is an individual—

(i) his or her date of birth, and

(ii) his or her personal public service number allocated and issued under section 262 of the Social Welfare Consolidation Act 2005;

(d) in the case of a host who is not an individual any of the following as appropriate:

(i) registration number of a company in a certificate of incorporation under section 25(1) of the Act of 2014;

(ii) registration number of a business in a certificate of registration under the Registration of Business Names Act 1963;

(iii) registration number of a limited partnership in a certificate of registration under section 13 of the Limited Partnerships Act 1907;

(iv) registration number of a qualifying partnership under Part 6 of the Act of 2014, as set out in Regulation 5 of the European Union (Qualifying Partnerships: Accounting and Auditing) Regulations 2019 (S.I. No. 597 of 2019);

(v) registration number of a trust in a certificate of registration under the European Union (Anti-Money Laundering: Beneficial Ownership of Trusts) Regulations 2021 (S.I. No. 194 of 2021);

(vi) the registration number of an Industrial and Provident Society in a certificate of registration under the Industrial and Provident Societies Acts 1893 to 2021;

(vii) registration number of a Friendly Society in a certificate of registration under the Friendly Societies Acts 1896 to 2021;

(viii) the registration number of a Trade Union in a certificate of registration under the Trade Union Acts 1871 to 1990.

(2) For the purpose of Article 5(4), any change in the information furnished by a person under Article 5(1) and subsection (1) on an application for registration of a short-term letting, constitutes a material change and is required to be notified by the host to the Authority.

Enforcement of certain obligations of host under Short-term Accommodation Regulation

27D. (1) A person who contravenes Article 4(3)(h) or in so far as it refers to provision of information to an online short-term rental platform, Article 5(6), shall be guilty of an offence.

(2) A person shall be guilty of an offence who—

(a) in purported compliance with Article 4(3)(h) or in so far as it refers to provision of information to an online short-term rental platform, Article 5(6), knowingly or recklessly provides information or a particular to an online short-term rental platform that is false or misleading in a material respect, or

(b) believes any information or particular when provided by him or her to an online short-term rental platform, in purported compliance with Article 4(3)(h) or in so far as it refers to provision of information to an online short-term rental platform, Article 5(6), not to be true.

(3) A person shall be guilty of an offence who advertises or offers a unit as available for short-term letting by means other than an online short-term rental platform without providing the valid registration number relating to the unit issued by the Authority under Article 4(3)(b).

(4) A person who contravenes subsection (2) of section 27C shall be guilty of an offence.

(5) A person shall be guilty of an offence who—

(a) in purported compliance with subsection (1) or (2) of section 27C, knowingly or recklessly provides information or a particular to the Authority that is false or misleading in a material respect, or

(b) believes any such information or particular when provided by him or her, in purported compliance with Article 5(4) or section 27C(2) not to be true.

(6) A person guilty of an offence—

(a) under subsection (1), (3) or (4) shall be liable on summary conviction to a class A fine, or

(b) under subsection (2) or (5) shall be liable on summary conviction to a class A fine or to imprisonment for a term not exceeding 3 months or both.".

Provision relating to registration appeals officers and appeals

12. The Principal Act is amended by the insertion of the following sections after section 27D (inserted by *section 11*):

"Registration appeals officers

27E. (1) The Minister—

(a) may, in accordance with this section, appoint one or more than one person (in this Act referred to as 'a registration appeals officer') to perform the functions conferred on them by or under this Act, and

(b) where he or she so appoints, shall form a panel of registration appeals officers.

(2) The Minister shall not appoint a person to be a registration appeals officer unless the Minister is satisfied that the person has the requisite skills, knowledge or experience of matters relevant to the functions of a registration appeals officer.

(3) The following persons shall not be appointed to be a registration appeals officer:

(a) a person to whom the circumstances specified in one or more of paragraphs (a) to (m) of subsection (9) apply;

(b) a member of the Authority under and in accordance with sections 14 to 20 of the Act of 2003, a member of staff of the Authority, a member of a committee, an adjudication officer, a registration officer or an authorised officer.

(4) In so far as practicable and having regard to the skills, knowledge or experience referred to in subsection (2), the Minister shall ensure a gender balance when appointing persons to the panel of registration appeals officers.

(5) (a) Subject to this Act, a registration appeals officer's functions under this Act shall be performed independently.

(b) A registration appeals officer shall, where he or she believes that considering an appeal under section 27F assigned to him or her may create a conflict of interest or may give rise to the perception of a potential conflict of interest, recuse himself or herself from the appeal concerned.

(c) Where a registration appeals officer forms a belief referred to in paragraph (b), he or she shall, by notice in writing, inform the Authority which shall re-assign that appeal to another registration appeals officer.

(6) A registration appeals officer—

(a) shall stand appointed for such period and subject to such terms and conditions as the Minister may fix with the consent of the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, and

(b) shall be paid such fees and expenses as the Minister may, with the consent of the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, determine.

(7) A registration appeals officer may resign by letter addressed to the Minister and the resignation shall take effect on the date specified in the letter, or on the date on which the Minister receives the letter, whichever is the later.

(8) A person's appointment as a registration appeals officer shall continue until his or her term of appointment expires, unless he or she ceases to be a registration appeals officer under any other provision of this section.

(9) A person shall cease to be a registration appeals officer if he or she—

(a) is adjudicated a bankrupt and such bankruptcy has not been annulled or discharged,

(b) makes a composition or arrangement with his or her creditors,

(c) is convicted on indictment of an offence,

(d) is convicted of an offence involving fraud or dishonesty,

(e) has a declaration made against him or her under section 819 of the Act of 2014 or is deemed to be subject to such a declaration by virtue of Chapter 5 of Part 14 of that Act,

(f) is subject to, or is deemed to be subject to, a disqualification order within the meaning of Chapter 4 of Part 14 of the Act of 2014 whether by virtue of that Chapter or of any other provision of that Act,

(g) is nominated as a member of Seanad Éireann,

(h) is elected as a member of either House of the Oireachtas or to be a member of the European Parliament,

(i) is regarded pursuant to Part XIII of the Second Schedule to the European Parliament Elections Act 1997 as having been elected to be a member of the European Parliament,

(j) is for the time being entitled under the Standing Orders of either House of the Oireachtas to sit in that House or is a representative in the European Parliament,

(k) is elected or co-opted as a member of a local authority,

(l) where a practising barrister, has his or her name removed from the roll of practising barristers (which shall be construed in accordance with section 2(1) of the Legal Services Regulation Act 2015), or

(m) where a practising solicitor, has his or her name struck off the roll of solicitors (which shall be construed in accordance with section 9 of the Solicitors Act 1954).

(10) Where a registration appeals officer dies, resigns, ceases to be qualified for office, ceases to hold office or is removed from office, the Minister may appoint, in the same manner as the registration appeals officer who occasioned the casual vacancy was appointed, a person to be a registration appeals officer to fill the casual vacancy so occasioned.

(11) A person appointed to be a registration appeals officer pursuant to subsection (10) shall hold office for that period of the term of office of the registration appeals officer who occasioned the casual vacancy concerned that remains unexpired at the date of the appointment and shall be eligible for reappointment as a registration appeals officer on the expiry of the said period.

(12) The Civil Service Regulation Acts 1956 to 2005 shall not apply to a registration appeals officer.

(13) (a) The Minister may revoke the appointment of a registration appeals officer if he or she is satisfied that one or more of the grounds specified in paragraph (b) apply to the registration appeals officer.

(b) The grounds referred to in paragraph (a) are that a registration appeals officer—

(i) has become incapable through ill-health of performing the functions of a registration appeals officer,

(ii) has engaged in serious misconduct,

(iii) has failed without reasonable cause to perform his or her functions under this Act for a continuous period of at least 3 months, or

(iv) has a significant conflict of interest.

(c) Where the Minister proposes to revoke the appointment of a registration appeals officer under paragraph (a), he or she shall serve notice to the registration appeals officer concerned of the proposal.

(d) A notice under paragraph (c) shall include a statement—

(i) of the reasons for the proposed revocation of appointment,

(ii) that the registration appeals officer, not later than 30 working days from the service of the notice or such longer period as the Minister may, having regard to the requirements of natural justice, specify in the notice, make representations to the Minister in such form and manner as may be specified by the Minister as to why the appointment of the registration appeals officer should not be revoked, and

(iii) that where no representations are received within the period referred to in subparagraph (ii) or the period specified in the notice, as the case may be, the Minister shall, without further

notice to the registration appeals officer, proceed with the revocation of the appointment of the registration appeals officer in accordance with this section.

(e) In considering whether to revoke the appointment of a registration appeals officer under paragraph (a), the Minister shall take into account—

(i) any representations made by the registration appeals officer under subparagraph (ii) of paragraph (d) within the period referred to in that subparagraph or the period specified in the notice, as the case may be, and

(ii) any other matter the Minister considers relevant for the purpose of his or her decision.

(f) Where, having taken into account the matters referred to in paragraph (e), the Minister decides to revoke the appointment of a registration appeals officer, he or she shall serve notice to the registration appeals officer of the decision and the reasons for that decision.

Appeal procedures relating to registration and grading determinations

27F. (1) A notice served on a person by the Authority, of one of the following determinations by the Authority, shall inform the person that they may appeal the determination in accordance with this section:

(a) under Article 6(5), to suspend the validity of a registration number under Article 6(3) or 6(4) or withdraw a registration number under Article 6(6),

(b) to refuse an application—

(i) for registration under section 27(4) or 27(5)(a),

(ii) for renewal of registration under section 30(4)(b), 30(4)(d) or 30(5), or

(iii) to grade under section 39(4)(c);

(c) to allot a different grade to a premises under section 39(4)(b) or withdraw the grade allotted or change to a different grade under section 39(6);

(d) to cancel the registration of a registered premises under section 32(3)(d) of the Act of 1952.

(2) A person on whom a notice is served under subsection (1) may in writing appeal the determination referred to in paragraph (a), (b), (c) or (d) of subsection (1) to a registration appeals officer within 21 days of the date of the notice of that determination.

(3) Where a registration appeals officer receives an appeal under subsection (2), the officer shall inform the Authority in writing of the appeal so received within 7 days of the date the appeal is received.

(4) A registration appeals officer shall consider an appeal received under subsection (2), and in so considering, shall take into account—

(a) in relation to an appeal of a determination referred to in subsection (1)(a)—

(i) the information required to be furnished by a host for registration under Article 5 and section 27C,

(ii) the notice from the Authority referred to in subsection (1)(a),

(iii) the information provided by the host to the Authority under Article 5 and section 27C,

(iv) the information or documentation provided by the host to the Authority under Article 6,

(v) a copy of the order concerned under Article 6(3), 6(4) or 6(6), and

(vi) if applicable, any further information furnished under subsection (5),

(b) in relation to an appeal of a determination referred to in paragraph (b) or (c) of subsection (1)—

(i) the information required to be furnished by an applicant for registration under section 26, for renewal of registration under section 29 or for grading of a premises under section 39,

(ii) the notice from the Authority referred to in paragraph (b) or (c) of subsection (1),

(iii) any written representations provided by the applicant to the Authority under section 27(3)(a), 30(4)(a) or 39(7)(a),

(iv) the inspection report furnished to the Authority by the registration officer who carried out an inspection under section 27(1), 30(2) or 39(2), in relation to the premises the subject of the application for registration, renewal or grading, and

(v) if applicable, any further information furnished under subsection (5),

and

(c) in relation to an appeal of a determination referred to in paragraph (d) of subsection (1)—

(i) the notice from the Authority referred to in paragraph (d) of subsection (1),

(ii) written representations provided by the registered proprietor to the Authority under section 32(3)(a) of the Act of 1952,

(iii) the inspection report furnished to the Authority by the registration officer under section 41(3), in relation to the premises, and

(iv) if applicable, any further information furnished under subsection (5).

(5) Where a registration appeals officer believes that it is required for the purpose of enabling him or her to decide an appeal he or she may require further information from the person who brings the appeal under subsection (2) and where the registration appeals officer so requires, the information shall be furnished by that person to the registration appeals officer within 14 days.

(6) A registration appeals officer may decide that a person has withdrawn the appeal where the person fails or refuses to furnish further information under subsection (5) within the period specified in that subsection or such longer period as may be agreed by the registration appeals officer and the person who brought the appeal.

(7) A registration appeals officer, having considered an appeal, may decide to affirm, vary or set aside the determination of the Authority.

(8) A registration appeals officer shall, as soon as practicable after he or she reaches a decision under subsection (7), serve a notice of it on the person concerned and the Authority and provide a copy of the decision.

(9) A notification under subsection (8) shall set out the reasons for the registration appeals officer's decision.

(10) The Authority or the person the subject of the notice under subsection (8) may, within 28 days of the date of the notice under subsection (8), appeal the decision of the registration appeals officer to the District Court.

(11) The bringing of an appeal under this section against a determination referred to in subsection (1) shall not have the effect of suspending the operation of the determination, but the Authority or person concerned may apply to the District Court to have the operation of the determination suspended until the appeal is disposed of and, on such application, the District Court may, if it thinks it proper to do so, direct that the operation of the determination be suspended until the appeal is concluded.

(12) The jurisdiction conferred on the District Court under this section shall be exercised by a judge of that court for the time being assigned to the district court district in which the premises the subject of the appeal is situate.".

Duration of registration

13. The Principal Act is amended by the substitution of the following section for section 28:

"28. (1) Every registration of premises in a register shall continue in force (unless sooner terminated under this Act or cancelled under section 32 of Act of 1952)—

(a) in respect of premises referred to in paragraph (a), (b), (c), (e) or (g) of section 24(1), until the next following 31st day of December and shall then terminate unless it is renewed under this Act, and

(b) in respect of premises referred to in paragraph (j) of section 24(1), for a period of 3 years from the date on which the registration takes effect and shall then terminate unless it is renewed under this Act.

(2) Save as is otherwise provided by this Act, the registration (whether original or by way of renewal) of any premises in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) may be renewed as from the date on which, but for such renewal, it would terminate.

(3) Whenever the registration of any premises in a register is renewed under this Act, the registration of such premises in such register shall (unless sooner terminated under this Act or cancelled under section 32 of Act of 1952) continue—

(a) in respect of any premises in a register referred to in paragraph (a), (b), (c), (e) or (g) of section 24(1), until the 31st day of December next after the day on which such renewal commences and shall then terminate unless it is further renewed under this Act,

(b) in respect of any premises in a register referred to in paragraph (j) of section 24(1), for a period of 3 years from the date on which such renewal commences and shall then terminate unless it is further renewed under this Act.

(4) A registered proprietor in respect of a registration of a premises in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) may, during a period of registration pursuant to subsection (1) or (2), request the Authority to terminate the registration.

(5) Every registration of a unit in the register of short-term lettings shall (unless sooner withdrawn, suspended or removed under this Act or the Short-term Accommodation Regulation), continue in force for a period of 12 months from the date the Authority issues a registration number in accordance with Articles 4(3) and 5 in relation to the unit (in this section and section 29 referred to as the 'registration date') and shall then terminate unless it is renewed under section 29(1B).

(6) A registration (whether on foot of the original application or an application for renewal under section 29(1B)) of a unit in the register of short-term lettings may be renewed as from the date that is 12 months from the registration date on which, but for such renewal, the registration would terminate.

(7) Whenever a registration of a unit in the register of short-term lettings is renewed under section 29(1B), the renewed registration of the unit in that register shall (unless sooner withdrawn, suspended or removed under this Act or the Short-term Accommodation Regulation), continue for a period of 12 months ending on the anniversary of the registration date.".

Amendment of section 29 of Principal Act

14. Section 29 of the Principal Act is amended—

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

"(1) The registered proprietor of a premises registered in a register referred to in paragraph (a), (b), (c), (e) or (g) of section 24(1) may apply to the Authority on or before the 15th day of November in any year for the renewal of the registration of the premises for a period of 12 months beginning on the next following 31st day of December.",

(b) by the insertion of the following subsection after subsection (1):

"(1A) The registered proprietor of a premises registered in a register referred to in paragraph (j) of section 24(1) may apply to the Authority, not later than 3 months before the date on which the registration is due to expire or, with the consent of the Authority, not later than 2 months before that date, for the renewal of the registration of the premises with effect from the date on which, but for such renewal, the registration would terminate.",

(c) by the insertion of the following subsection after subsection (1A):

"(1B) The host of a unit registered in the register of short-term lettings may apply to the Authority for the renewal of the registration of the unit not more than 30 days before the date on which the period of 12 months from the registration date, or as the case may be, anniversary of the registration date, expires.",

(d) by the substitution of the following subsection for subsection (2):

"(2) An application for the renewal of the registration of a premises in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1), shall—

(a) be made by the applicant in the prescribed form and manner,

(b) contain the prescribed particulars,

(c) be accompanied by the fee prescribed by the Authority, and

(d) be accompanied by a scale of charges in the prescribed form.",

(e) by the insertion of the following subsections after subsection (2):

"(2A) On an application under subsection (1B) the host shall pay any fee prescribed by the Authority under section 27B for the renewal and, subject to subsection (2B), shall furnish to the Authority with the

application information relating to the unit concerned required under Article 5 and section 27C and the Authority shall then renew the registration.

(2B) Where the host declares on an application under subsection (1B) that there has been no material change to the information furnished to the Authority with the application for registration or previous application for renewal thereof, the Authority shall not require information under Article 5 and section 27C and shall renew the registration.",

and

(f) by the deletion of subsection (3).

Amendment of section 30 of Principal Act

15. Section 30 of the Principal Act is amended—

(a) in subsection (1), by the insertion of "referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1)" after "register" where it first occurs,

(b) by the substitution of the following subsection for subsection (2):

"(2) Whenever an application is duly made to the Authority for the renewal of the registration of a premises referred to in subsection (1), and the Authority is of the opinion that the premises have ceased to be eligible for registration in such register, then the Authority, subject to subsection (2A), shall cause, as the case may be—

(i) a premises, the subject of an application for registration in a register, referred to in paragraph (a), (b), (c), (e) or (g) of section 24(1) to be inspected by a registration officer, and

(ii) a premises, the subject of an application for registration in a register, referred to in section 24(1)(j) to be inspected outside of academic term times by a registration officer.",

(c) by the insertion of the following subsection after subsection (2):

"(2A) Where an inspection of a premises, the subject of an application for a renewal under this section, has been carried out under section 27(1) not more than 90 days before the application for renewal is made, the Authority may rely on the inspection carried out under section 27(1) and need not cause an inspection to be carried out under subsection (2).",

(d) in subsection (3), by the substitution of "following consideration of the inspection report, the Authority" for "the Board, as a result of such inspection,",

(e) in subsection (4)—

(i) by the substitution of "following consideration of the inspection report, the Authority" for "the Board, notwithstanding such inspection,",

(ii) in paragraph (a), by the substitution of ", furnish the inspection report, and give the applicant 14 days after service of such notice to" for "and that the applicant may, within 14 days after service of such notice,",

(iii) by the deletion of paragraph (c),

(iv) in paragraph (d) by the deletion of "notwithstanding such second inspection and", and

(v) in paragraph (e) by the deletion of "as a result of such second inspection and",

and

(f) by the deletion of subsection (6).

Amendment of section 31 of Principal Act

16. Section 31 of the Principal Act is amended—

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

"(1) Whenever the Authority registers a premises in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1), the Authority shall furnish to the registered proprietor, free of charge, a certificate (in this Act referred to as a 'registration certificate') of the registration that shall include a registration number unique to that premises.",

(b) by the substitution of the following subsection for subsection (4):

"(4) The registered proprietor of a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) who fails to display, in accordance with subsection (3)(c), the registration certificate for the time being in force in respect of such premises, shall be guilty of an offence under this subsection and shall be liable on summary conviction thereof to a class A fine.",

and

(c) in subsection (5), by the substitution of "a class A fine" for "a fine not exceeding £50 together with, in the case of a continuing offence, a further fine (not exceeding £200 in all) not exceeding £5 for every day during which the offence continues".

Restriction on holding out or describing premises as hotel

17. (1) The Principal Act is amended by the substitution of the following section for section 33:

"33. (1) It shall not be lawful for the proprietor or occupier of any premises where hotel accommodation and services may be provided to promote, advertise, offer, describe or hold out or permit any person to describe or hold out the premises as any of the following unless the premises are registered in the register of hotels and the proprietor is registered on that register as the registered proprietor of such premises:

(a) a hotel;

(b) a motel;

(c) a resort;

(d) an apartment hotel;

(e) an apartotel;

(f) an aparthotel;

(g) a microtel;

(h) howsoever otherwise described or held out as providing hotel accommodation and services.

(2) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

(2) Proceedings shall not be instituted under section 33 (2) of the Principal Act within the period of 270 days beginning on the date of the coming into operation of *subsection (1)*, against a person who, on the date of that coming into operation, is the proprietor of a premises referred to in paragraphs (b) to (h) of section 33(1) of the Principal Act that is not registered in the register of hotels.

Restriction on holding out or describing premises as guest house

18. The Principal Act is amended by the substitution of the following section for section 34:

"34. (1) It shall not be lawful for the proprietor or occupier of any premises to promote, advertise, offer, describe or hold out or permit any person to describe or hold out the premises as a guest house unless such premises are registered in the register of guest houses and the proprietor is registered in that register as the registered proprietor of such premises.

(2) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

Restriction on holding out or describing premises as hostel

19. The Principal Act is amended by the substitution of the following section for section 35:

"35. (1) It shall not be lawful for the proprietor or occupier of any premises to promote, advertise, offer, describe or hold out or permit any person to describe or hold out the premises as a hostel unless such premises are registered in the register of hostels and the proprietor is registered in that register as the registered proprietor of such premises.

(2) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

Restriction on holding out or describing premises as holiday camp

20. The Principal Act is amended by the substitution of the following section for section 37:

"37. (1) It shall not be lawful for the proprietor or occupier of any premises to promote, advertise, offer, describe or hold out or permit any person to describe or hold out the premises as a holiday camp unless such premises are registered in the register of holiday camps and the proprietor is registered in that register as the registered proprietor of such premises.

(2) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

Amendment of section 37B of Principal Act

21. Section 37B of the Principal Act is amended—

(a) in subsection (1)—

(i) by the substitution of "promote, advertise, offer, describe or hold out or permit any person to describe or hold out the premises" for "describe or hold out or permit any person to describe or hold out such premises", and

(ii) by the substitution of "the proprietor" for "such proprietor or occupier",

and

(b) by the substitution of the following subsection for subsection (2):

"(2) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

Restriction concerning register of limited stays in student-specific accommodation

22. (1) The Principal Act is amended by the insertion of the following section after section 37D (repealed by *section 3(1)(e)*):

"37E. (1) It shall not be lawful for the proprietor or occupier of a premises where sleeping accommodation and services may be provided outside of academic term times in student-specific accommodation to promote, advertise, offer, describe or hold out or permit any person to describe or hold out the premises as providing limited stays in student-specific accommodation unless the premises are registered in the register of limited stays in student-specific accommodation and the proprietor is registered in that register as the registered proprietor of such premises.

(2) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

(2) Proceedings shall not be instituted under section 37E of the Principal Act within the period of 270 days beginning on the date of the coming into operation of *subsection (1)*, against a person who, on the date of that coming into operation, is the proprietor of a premises referred to in section 37E that is not registered in the register of limited stays in student-specific accommodation.

Grades and grading standards

23. The Principal Act is amended by the substitution of the following section for section 39:

"39. (1) The Authority, on an application in that behalf by the proprietor of a premises, may grade the premises according to such grading standards as may be prescribed by the Authority in relation to a premises that may be registered on a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1).

(2) On receipt of an application referred to in subsection (1), or, at any time after allotting a grade in respect of a premises under subsection (4)(a), the Authority may cause the premises to be inspected by a registration officer.

(3) The Authority in deciding to grade a premises shall consider—

(a) the grading standards prescribed by the Authority that apply to the premises,

(b) information furnished by the proprietor on the application for registration or renewal of registration of the premises under section 26 or 30,

(c) information furnished by the proprietor on an application under subsection (1), and

(d) the inspection report relating to an inspection of the premises under subsection (2).

(4) Subject to subsection (7), the Authority shall decide—

(a) to allot the grade to the premises sought in the application under subsection (1),

(b) to allot a different grade to the premises from that sought in the application under subsection (1), or

(c) refuse to grade the premises.

(5) A grade given to a premises under paragraph (a) or (b) of subsection (4) shall apply to the premises from the date the Authority serves notice on the proprietor of its decision.

(6) Subject to subsection (7), the Authority, having considered the matters referred to in paragraphs (a) to (d) of subsection (3), may decide, in respect of a premises to which a grade is allotted, to withdraw the grade or change it to a different grade.

(7) Where, following consideration of an application under subsection (1) or, in respect of a premises after allotting a grade, an inspection report following an inspection caused under subsection (2), the Authority makes a decision referred to in paragraph (b) or (c) of subsection (4) or decides to withdraw or change a grade allotted under subsection (6)—

(a) the Authority shall serve notice to that effect on the proprietor of the premises, giving reasons for the Authority's decision, furnishing the grading standards that apply to the premises and the inspection report and giving the proprietor 14 days beginning on the date of

service of the notice to make written representations to the Authority,

(b) if the proprietor does not make written representations to the Authority within the period specified in paragraph (a), the Authority shall refuse the application for grading, allot a different grade from that in the application for grading or withdraw or change a grade allotted, and

(c) if, having considered written representations made to it by the proprietor within the period specified in paragraph (a)—

(i) the Authority decides that the premises should not be graded in accordance with the application or the grade allotted should be withdrawn or changed, the Authority shall refuse the application or withdraw or change the grade and serve a notice to that effect on the proprietor informing the proprietor that an appeal may be brought under section 27F, or

(ii) the Authority decides the premises may be graded in accordance with the application for grading or the grade allotted should not be withdrawn or changed, the Authority shall serve notice to that effect on the proprietor and advise the proprietor that the grade applied for shall be allotted or that no withdrawal or change of grade allotted shall occur.

(8) A registered proprietor or any other person shall only describe, hold out, promote, advertise or otherwise offer a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) as being of the grade for the time being given to that premises by the Authority.

(9) A person who contravenes subsection (8) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

Appointment of registration officers

24. The Principal Act is amended by the insertion of the following section after section 40:

"40A. (1) The Authority may appoint one or more than one person, subject to such terms and conditions as the Authority with the approval of the Minister, may fix to be a registration officer for the purposes specified in subsection (2).

(2) The purposes for which a person may be appointed to be a registration officer are—

(a) conducting inspections under section 41, and

(b) in relation to a short-term letting, reviewing and verifying information on behalf of the Authority for the purpose of the performance by the Authority of its functions—

(i) as competent authority under Article 6(3), 6(4) or 6(6), and

(ii) under section 27A, in so far as those functions relate to the host.

(3) Each registration officer shall be furnished with a warrant of his or her appointment and, when exercising a power conferred by this Part shall, if requested by any person affected thereby, produce such warrant of appointment to that person for inspection.

(4) (a) For the purposes of subsection (2)(a), the following persons may be appointed by the Authority to be a registration officer:

(i) a member of staff of the Authority;

(ii) an employee of a contractor nominated by the contractor for that purpose.

(b) For the purposes of subsection (2)(b), a member of staff of the Authority may be appointed to be a registration officer.

(5) An appointment under this section shall cease—

(a) if the Authority revokes the appointment,

(b) if the appointment is for a fixed period, on the expiry of that period, or

(c) in the case of a person who is a member of the staff of the Authority or an employee of a contractor, if the person ceases to be the member of the staff or employee.".

Inspection and inspection report

25. The Principal Act is amended by the substitution of the following section for section 41:

"41. (1) A registration officer for the purposes referred to in subsection (2) may—

(a) enter, inspect, examine and search premises referred to in subsection (6), and

(b) require any person at the premises concerned to give to him or her such assistance and information as the registration officer may reasonably require.

(2) A registration officer may enter a premises where the Authority requests him or her to inspect the premises under section 27(1), 30(2) or 39(2) or subsection (2) or (3)(c) of section 32 of the Act of 1952.

(3) Following an inspection under section 27(1), 30(2) or 39(2) or section 32(2) or (3)(c) of the Act of 1952, the registration officer shall prepare and provide an inspection report in writing to the Authority in relation to it.

(4) A person shall be guilty of an offence who—

(a) obstructs or impedes a registration officer in the exercise of any of the powers conferred by this section, or

(b) fails or refuses to give to a registration officer information which a registration officer is entitled to require and has required under this section, or

(c) in purported compliance with a request by a registration officer, knowingly or recklessly furnishes information to a registration officer which is false or misleading in a material respect.

(5) A person guilty of an offence under subsection (4) shall be liable on summary conviction thereof to a class A fine or to imprisonment for a term not exceeding 3 months or both.

(6) In this section, 'premises' means—

(a) a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1), or

(b) a premises in respect of which an application has been made for registration under section 26, for renewal of registration under section 30, or for grading under section 39.".

Provision relating to authorised officers

26. The Principal Act is amended by the insertion of the following sections after section 41:

"Appointment of authorised officers

41A. (1) The Authority may appoint one or more than one person, subject to such terms and conditions as the Authority with the approval of the Minister may fix, to be an authorised officer for the purposes specified in subsection (2).

(2) The purposes for which a person may be appointed to be an authorised officer are—

(a) to investigate compliance by a person or premises with this Act or the Short-term Accommodation Regulation, and

(b) to investigate a suspected contravention by an online short-term rental platform and prepare a report thereon in such manner as a person authorised by the Authority may direct under section 47G.

(3) Each authorised officer shall be furnished with a warrant of his or her appointment and, when exercising a power conferred on him or her by this Part shall, if requested by any person affected thereby, produce such warrant of appointment to that person for inspection.

(4) A member of staff of the Authority or an employee of a contractor, nominated by the contractor for that purpose, may be appointed by the Authority to be an authorised officer.

(5) An appointment under this section shall cease—

(a) if the Authority revokes the appointment,

(b) if the appointment is for a fixed period, on the expiry of that period, or

(c) in the case of a person who is a member of the staff of the Authority or an employee of a contractor, if the person ceases to be the member of the staff or employee.

Powers of authorised officer to request information and enter premises

41B. For the purposes referred to in section 41A(2), an authorised officer who has reasonable grounds for believing that a person is or may be a host, online short-term rental platform or proprietor of a premises to which this Act or the Short-term Accommodation Regulation applies (in this section referred to as a 'relevant person') may—

(a) by notice served on the relevant person, require the relevant person—

(i) to furnish to the authorised officer any information or books, documents or records referred to in section 41C in the person's possession which the authorised officer reasonably requires and which are specified in the notice, within the period specified in the notice, and

(ii) where appropriate, to attend before the authorised officer to answer such questions as the authorised officer may ask relative to the matters referred to in subparagraph (i) and to make a declaration of the truth of the answers to those questions,

(b) following the receipt of information or records under paragraph (a), by notice served, require the relevant person to furnish such further information, records or other items that the authorised officer may reasonably require and specifies in the notice, within the period specified in the notice, or

(c) subject to section 41C(7), enter (if necessary by the use of reasonable force) at all reasonable times any premises—

(i) that he or she has reasonable grounds for believing has been or is being used in connection with an activity to which this Act or the Short-term Accommodation Regulation applies, or

(ii) at which he or she has reasonable grounds for believing, records or documents relating to an activity to which this Act or the Short-term Accommodation Regulation applies, are kept.

Powers of authorised officer on entry

41C. (1) Where an authorised officer is performing a function in accordance with section 41B, he or she may—

(a) at a premises referred to in section 41B, request the production of correspondence concerning an application for registration under section 26 or Article 5(1) and section 27C or renewal of registration under section 29 or grading under section 39, a registration number, display of charges, sign supplied under section 44 or such other documents as the authorised officer reasonably requires,

(b) require any person at the premises to—

(i) give to the authorised officer such assistance and information as the authorised officer reasonably considers to be necessary for the purposes of his or her functions under this Act, including access to any electronic information system, and

(ii) produce to the authorised officer those books, documents or other records (and in the case of documents or records stored in non-legible form, a legible reproduction thereof) that are in that person's possession or procurement, as the authorised officer may reasonably require for the purposes of the performance of his or her functions,

(c) require any person at the premises to answer such questions as the authorised officer may ask relative to any matter referred to in section 41A(2),

(d) secure for later inspection a premises entered under section 41B or pursuant to a warrant issued under section 41D, or any part of the premises for such period as may reasonably be necessary for the purposes of his or her functions,

(e) at the premises inspect and take copies of any records (including records stored in non-legible form), or extracts there from and retain them for such period as he or she reasonably considers to be necessary for the purposes of his or her functions,

(f) require any person at the premises to produce to the authorised officer such books, documents or other records (and in the case of documents or records stored in non-legible form, a legible reproduction thereof) that are in that person's possession or procurement, or under that person's control, as the authorised officer may reasonably require for the purposes of his or her functions,

(g) require any person by or on whose behalf data equipment is or has been used in connection with an activity to which this Act or the Short-term Accommodation Regulation applies or any person having charge of, or otherwise concerned with the operation of, such data equipment or any associated apparatus or material, to afford the authorised officer all reasonable assistance in respect of its use, and

(h) examine with regard to any matter under this Act or the Short-term Accommodation Regulation any person whom the authorised officer has reasonable grounds for believing to be—

(i) the registered proprietor or person in charge of a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1), a host or person in charge of a unit or, in relation to an online short-term rental platform, the person in charge of the online short-term rental platform,

(ii) employed at the premises concerned by a person referred to in subparagraph (i),

(iii) an applicant for registration under section 26 or Article 5(1) and section 27C or renewal of registration under section 29 or grading under section 39,

(iv) involved in carrying out an activity to which this Act or the Short-term Accommodation Regulation applies,

and require the person to answer such questions as the authorised officer may ask relative to those matters and to make a declaration of the truth of the answers to those questions.

(2) When performing a function under subsection (1), an authorised officer may—

(a) take such photographic or video evidence at the premises as he or she reasonably considers to be necessary for the purposes of his or her functions,

(b) require a person who apparently has control of, or access to, records, to provide the records,

(c) summon, at any reasonable time, a person—

(i) to give to the authorised officer such information as the authorised officer may reasonably require,

(ii) to provide to the authorised officer any records which the person has control of, or access to, and which the authorised officer may reasonably require, or

(iii) to provide an explanation of a decision, course of action or the nature or content of any records provided to the authorised officer or found in the course of searching and inspecting the premises,

(d) inspect records provided or found under paragraph (c),

(e) take copies of or extracts from records so provided or found,

(f) subject to subsection (4), take and retain records so provided or found for the period reasonably required for further examination,

(g) secure, for later inspection, any records so provided or found and any data equipment, including any computer, in which those records may be held,

(h) require a person at the premises to provide an explanation of a decision, course of action or the nature or content of any records,

(i) require a person at the premises to provide a report on any matter about which the authorised officer reasonably believes the person has relevant information,

(j) if a person at the premises who is required to provide a particular record is unable to provide it, require the person to state, to the best of that person's knowledge and belief, where the record is located or from whom it may be obtained, or

(k) require that any information given to an authorised officer be certified as accurate and complete by such person or persons and in such manner as the authorised officer may require.

(3) Where records are not in legible form, an authorised officer, in the exercise of any of his or her powers, may—

(a) operate any data equipment, including any computer, or cause any such data equipment or computer to be operated by a person accompanying the authorised officer, and

(b) require any person who appears to the authorised officer to be in a position to facilitate access to the records stored in any data equipment or computer or which can be accessed by the use of that data equipment or computer to give the authorised officer all reasonable assistance in relation to the operation of the data equipment or computer or access to the records stored in it, including—

(i) providing the records to the authorised officer in a form in which they can be taken and in which they are, or can be made, legible and comprehensible,

(ii) giving to the authorised officer any password necessary to make the records concerned legible and comprehensible, or

(iii) otherwise enabling the authorised officer to examine the records in a form in which they are legible and comprehensible.

(4) Where an authorised officer proposes to retain any records taken by the authorised officer pursuant to this section for a period longer than 14 days after the date on which the records are taken, the authorised officer shall, before the end of that period of 14 days, or such longer period as the person concerned may agree, furnish, on request, a copy of the records to the person who it appears to the authorised officer, but for the exercise of the powers under this section, is entitled to possession of them.

(5) A person at the premises shall give to an authorised officer such assistance as the authorised officer may reasonably require and make available to him or her such reasonable facilities as are necessary for the authorised officer to exercise his or her powers including such facilities for inspecting and taking copies of any records as the authorised officer reasonably requires.

(6) When performing a function under this Part an authorised officer may, subject to any warrant under section 41D, be accompanied by such number of other authorised officers or members of An Garda Síochána as he or she considers appropriate.

(7) An authorised officer shall not enter a dwelling, otherwise than—

(a) with the consent of the occupier, or

(b) pursuant to a warrant issued under section 41D.

(8) A statement or admission made by a person pursuant to a requirement under paragraph (b)(i), (c) or (h) of subsection (1), paragraph (c)(i), (c)(iii), (h), (i), (j) or (k) of subsection (2) or subsection (3)(b) shall not be admissible as evidence in proceedings brought against that person for an offence (other than an offence under section 41E).

(9) Where an authorised officer performs functions under sections 41B and this section for the purpose referred to in section 41A(2)(b), he or she shall prepare and provide a report in writing to the Authority in relation to it.

(10) In this section—

'person at the premises' may include the owner or person in charge of the premises or any person employed at the premises;

'person in charge' in relation to a premises means—

(a) the person under whose direction and control any activities at that premises are being conducted, or

(b) the person whom the authorised officer reasonably believes to be directing and controlling any activities taking place at that premises.

Warrant to enter

41D. (1) Where an authorised officer—

(a) is denied access to a premises by the occupier of the premises and has reasonable grounds for suspecting that information or records, as may be required for the purposes of his or her functions referred to in section 41A(2), is or are held on the premises concerned, or

(b) requires to enter a dwelling for the purpose of performance of his or her functions referred to in section 41A(2),

the authorised Officer may apply to the District Court for a warrant, to enter, if need be by reasonable force, the premises or part of the premises concerned and perform all or any of the functions conferred on the authorised officer under sections 41B, 41C and this section.

(2) A judge of the District Court, on application by the authorised officer under subsection (1) and if satisfied on the sworn information of an authorised officer that there are reasonable grounds for suspecting that any information or records, as the authorised officer may reasonably require for the purposes of his or her functions, is or are held on a premises or any part of the premises concerned, and—

(a) the authorised officer, in the performance of his or her functions, has been prevented from entering the premises concerned, or

(b) the premises concerned comprise a dwelling or part of a dwelling,

may issue a warrant authorising the authorised officer, accompanied if necessary by other persons, at any time or times within 30 days from the date of issue of the warrant and on production if so requested of the warrant, to enter, if need be by reasonable force, the premises or part of the premises concerned and perform all or any of the functions conferred on the authorised officer under sections 41B, 41C and this section.

Obstruction or hindrance of authorised officer

41E. (1) A person shall be guilty of an offence who—

(a) withholds, destroys, conceals or refuses to provide any information or records required for the purposes of the performance by an authorised officer of his or her functions referred to in section 41A(2),

(b) fails or refuses to comply with any requirement of an authorised officer under section 41B or 41C,

(c) otherwise obstructs or hinders an authorised officer in the performance of his or her functions, or

(d) in purported compliance with a request by an authorised officer, knowingly or recklessly furnishes information to an authorised officer which is false or misleading in a material respect.

(2) A person guilty of an offence under subsection (1) shall be liable on summary conviction, to a class A fine or imprisonment for a term not exceeding 3 months or both.".

Supplemental provision relating to registers

27. The Principal Act is amended by the substitution of the following section for section 42:

"42. (1) A register referred to in section 24(1) shall be kept at the principal office of the Authority.

(2) The Authority shall make the register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) available for inspection by any person free of charge during office hours and, subject to payment of such fee as may be prescribed by the Authority, provide a copy of an entry in the register, or an extract from an entry, to any person on request.

(3) The Authority shall make the register of short-term lettings available for inspection by any person free of charge during office hours, and provide a copy of an entry in the register of short-term lettings, or an extract from an entry, to any person on request free of charge.

(4) Every document purporting to be a copy of an entry in a register referred to in section 24(1) and purporting to be certified by a member of staff of the Authority or an employee of a contractor authorised in

that behalf by the contractor to be a true copy of the entry shall, without proof of the signature of the person purporting so to certify or that he or she was that member of staff or employee, be received in evidence in any legal proceedings and shall, unless the contrary is proved, be deemed to be a true copy of the entry and to be evidence of the terms of the entry.

(5) Evidence of an entry in a register referred to in section 24(1) may be given by production of a copy of it certified under this section and it shall not be necessary to produce the register itself.

(6) If a register referred to in section 24(1) is kept otherwise than in legible form, references in this section to a copy of an entry in the register shall be construed as including references to a legible copy or reproduction of an entry in the register.".

Scale of certain charges to be displayed

28. The Principal Act is amended by the substitution of the following section for section 43:

"43. (1) Subject to subsection (2), the registered proprietor of a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) shall display in a prominent place inside the said premises and on any website maintained by or on behalf of the registered proprietor that is associated with the registered premises, in easily legible form, the scale of charges in respect of accommodation in that premises.

(2) The registered proprietor referred to in subsection (1) shall display the scale of charges inside the premises or on any website in the position, form and manner as may be prescribed by the Authority.

(3) A person who fails to display a scale of charges in contravention of subsection (1), or who in purported compliance with subsection (1) contravenes a regulation under subsection (2) stated to be a penal regulation, shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.".

External signs

29. The Principal Act is amended by the substitution of the following section for section 44:

"44. (1) The Authority may supply to the registered proprietor of a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) a sign suitable for display on the outside of such premises.

(2) The registered proprietor of a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) to whom a sign has been supplied by the Authority under subsection (1) shall keep such sign displayed in a prominent position outside and at or near the principal entrance to such premises.

(3) The registered proprietor of a premises registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) shall display the grading standard allotted to the premises by the Authority under section 39 only by way of a sign supplied by the Authority under subsection (1).

(4) A proprietor of a premises shall not, by means of a sign placed outside the premises, hold out the premises as being registered in a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) where the premises are not so registered.

(5) A person who contravenes subsection (2), (3) or (4) shall be guilty of an offence and shall be liable on summary conviction thereof to a class A fine.

(6) A sign supplied under this section may be in such form and contain such information in regard to the premises to which it relates as the Authority specifies".

Publication of registration information

30. The Principal Act is amended by the substitution of the following section for section 45(1)—

"45. (1) Subject to subsection (2), the Authority shall publish—

(a) at quarterly intervals, current information in relation to each premises registered (or registered at the time of the previous publication) in each register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1), including, as applicable, information relating to renewal or termination under this Act or cancellation under section 32 of the Act of 1952, and

(b) in relation to the register of short-term lettings—

(i) immediately on the issue of a registration number in respect of a unit, information in relation to the registration of the unit, and

(ii) immediately on the withdrawal, suspension, removal or termination of the registration of a unit under this Act or the Short-term Accommodation Regulation, information in relation to that matter.

(2) Subject to any enactment or rule of law prohibiting the disclosure of information, the Authority shall publish or remove information published under subsection (1), in such form and manner as it considers appropriate (including on the internet).

(3) Publication of information referred to in subsection (1)(a) may include, in respect of a premises registered in the register, information the Authority considers proper relating to grading allotted to the premises under section 39 or the scale of charges.

(4) Without prejudice to the generality of subsection (2), immediately on the removal, withdrawal or termination of the registration in respect of

a unit, the Authority shall remove information published by the Authority under subsection (1)(b)(i).".

Service of notices

31. The Principal Act is amended by the substitution of the following section for section 46:

"46. (1) A notice or other document that is required to be served on a person under this Act or the Short-term Accommodation Regulation shall be in writing and addressed to the person concerned by name, and may be so served on the person in one of the following ways:

(a) by delivering it to the person;

(b) by leaving it at the address at which the person ordinarily resides or, in a case in which an address for service has been furnished, at that address;

(c) by sending it by post in a prepaid registered letter to the address at which the person ordinarily resides or, in a case in which an address for service has been furnished, to that address;

(d) by sending it by electronic means to an email address, fax number or other electronic contact point for the person, where a record that the notice or other document has been sent is made by the email system, fax machine or other electronic system used.

(2) For the purpose of this section, a company formed and registered under the Act of 2014 or an existing company within the meaning of that Act is deemed to be ordinarily resident at its registered office, and every other body corporate and every unincorporated body of persons shall be deemed to be ordinarily resident at its principal office or place of business.".

Amendment of section 47 of Principal Act

32. Section 47 of the Principal Act is amended—

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

"(1) Summary proceedings for an offence under this Act may be brought and prosecuted by the Authority.",

and

(b) by the insertion of the following subsections after subsection (2):

"(3) Subject to subsection (4), and notwithstanding the provisions of section 10(4) of the Petty Sessions (Ireland) Act 1851, summary proceedings for an offence under this Act may be commenced on whichever of the following dates is the later:

(a) at any time within 12 months from the date on which the offence was alleged to have been committed;

(b) at any time within 6 months from the date on which evidence sufficient, in the opinion of the person by whom the proceedings are initiated, to justify the proceedings, comes to such person's knowledge.

(4) No proceedings shall be initiated under subsection (3) later than 2 years from the date on which the offence concerned was alleged to have been committed.".

Fixed payment notice

33. The Principal Act is amended by the insertion of the following section after section 47:

"Fixed payment notice

47A. (1) Where the Authority has reasonable grounds for believing that a person is committing, or has committed, a relevant offence, the Authority may direct an authorised officer to serve a notice (in this Part referred to as a 'fixed payment notice') in the form prescribed by the Authority stating that—

(a) the person is alleged to have committed the relevant offence concerned,

(b) the person may, during the period of 21 days beginning on the date of the fixed payment notice, make to the Authority a payment of such amount or amounts as may be prescribed, being an amount of not more than €500 accompanied by the notice or copy thereof,

(c) the person is not obliged to make the payment specified in the notice,

(d) a prosecution of the person in respect of the alleged relevant offence will not be instituted during the period of 21 days beginning on the date of the notice and, if the payment specified in the notice is made during that period, no prosecution in respect of the alleged relevant offence will be instituted, and

(e) in default of such payment, the person shall be prosecuted for the alleged relevant offence.

(2) Where a fixed payment notice is served under subsection (1)—

(a) the person to whom it applies may make a payment in accordance with subsection (1)(b),

(b) the Authority shall receive and retain the payment and issue a receipt for the payment,

(c) any payment received by the Authority shall not be recoverable by the person who made it, and

(d) a prosecution in respect of the alleged relevant offence to which the notice relates shall not be instituted during the period specified in subsection (1)(b) and, if payment so specified is made during that period, no prosecution in respect of the alleged relevant offence will be instituted.

(3) In proceedings for a relevant offence, it shall be a defence for the defendant to prove that he or she has made a payment in accordance with this section, pursuant to a fixed payment notice served in respect of the offence.

(4) For the purposes of subsection (1)(b), the Minister may prescribe the amount of a fixed payment and may prescribe different amounts for different offences.

(5) Moneys received by the Authority under this section shall be paid into or disposed of for the benefit of the Central Fund in such manner as the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, may determine.

(6) In this section, 'relevant offence' means an offence under section 24(5), 27D(1), 27D(3), 27D(4), 33(2), 34(2), 35(2), 37(2), 37B(2), 37E(2), 39(9) or section 44(5), or under section 8(2) of the Tourist Traffic Act 1983.".

CHAPTER 4

Obligations of online short-term rental platforms

Enforcement of obligations of online short-term rental platforms

34. The Principal Act is amended by the insertion of the following sections after section 47A (inserted by *section 33*):

"Contravention

47B. In this Part, 'contravention' in relation to the Short-term Accommodation Regulation means any of the following:

(a) failure by an online short-term rental platform to comply with an order issued to it by the Authority under and in accordance with Article 6(3), 6(4), 6(6) or a compliance notice under section 47E(10);

(b) failure by an online short-term rental platform to comply with Article 7(2) or 7(3);

(c) failure by an online short-term rental platform (other than a small or micro online short-term rental platform that did not in the previous quarter reach a monthly average of 4250 or more listings) to comply with Article 9(1);

(d) failure by a small or micro online short-term rental platform that did not in the previous quarter reach a monthly average of 4250 or more listings to comply with Article 9(2);

(e) failure by an online short-term rental platform to comply with Article 9(3).

Single digital entry point and activity data

47C. (1) The Authority is designated to be the authority responsible for the operation of the single digital entry point in accordance with this Act and the Short-term Accommodation Regulation.

(2) The Authority shall establish and maintain the single digital entry point with technical capability to comply with the requirements of paragraphs (2), (3) and (4) of Article 10 and paragraphs (1) and (3) of Article 13.

(3) The Authority shall operate the single digital entry point in accordance with requirements of paragraphs (2), (3) and (4) of Article 10 and paragraphs (1) and (3) of Article 13.

(4) The Authority shall—

(a) comply with Article 12(3), and publish, on a website maintained by or on behalf of the Authority, the lists referred to under Article 13(1),

(b) comply with Article 13(2), and

(c) provide any information that is required by the Minister in the performance of his or her obligations as the authority designated pursuant to Article 14 and section 47L(1).

(5) The Authority shall make available to an online short-term rental platform information identifying a premises entered in the register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1).

(6) (a) The Authority is designated to be the authority responsible for transmitting activity data under and in accordance with Article 12(4).

(b) The Central Statistics Office shall make available to Eurostat the data transmitted to the Central Statistics Office for the purpose referred to in Article 12(4).

(7) For the purpose of Article 12(1), the Minister shall, through the single digital entry point, identify the Authority as the competent authority appointed under section 27A.

Order of Authority

47D. The Authority may, for the purpose of Article 6(3), Article 6(4) or Article 6(6) and this Act, issue an order under and in accordance with Article 6(3), Article 6(4) or Article 6(6).

Notice requiring compliance with Article 6(11)

47E. (1) Where a person authorised by the Authority under subsection (2) is satisfied that it is necessary for the purposes of giving effect to Article 6(11), the person may direct an authorised officer to serve a notice (in

this section referred to as a 'compliance notice') on an online short-term rental platform which compliance notice may—

(a) require the online short-term rental platform to provide information, specified in the notice, to the Authority within the period specified in the notice,

(b) require the online short-term rental platform to remove a listing offered without a registration number, specified in the notice, within the period specified in the notice,

(c) require the online short-term rental platform to remove a listing offered with an invalid registration number, specified in the notice, within the period specified in the notice, or

(d) require the online short-term rental platform to remove a listing offered where there is misuse of a registration number, specified in the notice, within the period specified in the notice.

(2) The Authority may authorise any member of its staff, other than an authorised officer, for the purposes of subsection (1).

(3) A compliance notice shall—

(a) state the grounds on which the person authorised under subsection (2) is of the opinion referred to in subsection (1),

(b) for the purpose of ensuring compliance by the online short-term rental platform, require the online short-term rental platform to do or refrain from doing anything specified in the notice by a date specified in the notice, and

(c) contain information regarding the bringing of an appeal under subsection (7) against the notice, including information specifying the manner in which an appeal may be brought.

(4) At any time the authorised officer, on the direction of the person who directed him or her to issue the compliance notice under subsection (1), may withdraw the compliance notice.

(5) At any time the authorised officer, on the direction of the person who directed him or her to issue the compliance notice under subsection (1), may amend the compliance notice by notice in writing to the online short-term rental platform to substitute any later date for the date specified under subsection (3)(b) or this subsection.

(6) A date specified under subsection (3)(b) or (5) shall be later than the date by which an appeal under subsection (7) may be brought.

(7) An online short-term rental platform may, not later than 14 days after the service on the online short-term rental platform of a compliance notice, appeal against the notice to the District Court.

(8) The authorised officer and the online short-term rental platform concerned shall be entitled to be heard and to adduce evidence at the hearing of an appeal under subsection (7).

(9) The District Court shall, on an appeal under subsection (7) against a compliance notice, do one of the following:

(a) affirm the notice;

(b) cancel the notice;

(c) cancel the notice and require the online short-term rental platform to comply with such directions as may be given by the court.

(10) An online short-term rental platform shall comply with a compliance notice—

(a) where no appeal is brought under subsection (7), by the date specified in the compliance notice in accordance with subsection (3)(b) or (5),

(b) where an appeal against the notice is brought under subsection (7) and the court affirms the notice, by the day falling immediately after the expiration of the period of 14 days from the date on which the court affirms the notice.

(11) Nothing done under this section shall prevent or restrict the taking of any other action for the purpose of enforcing a provision to which this section applies.

Adjudication officers

47F. (1) The Minister—

(a) may, in accordance with this section, appoint not fewer than 5 and not more than 9 persons (in this Act referred to as 'adjudication officers') to perform the functions conferred on such persons by or under this Act, and

(b) where the Minister so appoints—

(i) shall appoint one adjudication officer to be the chief adjudication officer, and

(ii) shall form a panel of persons who have been appointed as adjudication officers.

(2) The Minister shall not appoint a person to be an adjudication officer unless the Minister is satisfied that the person has the requisite skills, knowledge, qualifications (including, having regard to section 47H, legal qualifications) or experience of matters relevant to the functions of an adjudication officer.

(3) The following persons shall not be appointed to be an adjudication officer:

(a) a person to whom the circumstances specified in one or more of paragraphs (d) to (p) of subsection (8) applies;

(b) a person who is a member of the Authority under and in accordance with sections 14 to 20 of the Act of 2003, a member of staff of the

Authority, a member of a committee, a registration appeals officer, a registration officer or an authorised officer.

(4) The Minister, in so far as practicable and having regard to the skills, knowledge, qualifications or experience referred to in subsection (2), shall ensure an appropriate gender balance when appointing persons to the panel of adjudication officers.

(5) (a) Subject to this Act, an adjudication officer's functions under this Act shall be performed independently.

(b) An adjudication officer shall, where he or she believes that performing an adjudication assigned to him or her may create a conflict of interest or may give rise to the perception of a potential conflict of interest, recuse himself or herself from the adjudication concerned.

(c) Where an adjudication officer forms a belief referred to in paragraph (b), he or she shall inform the chief adjudication officer who shall re-assign that adjudication to another adjudication officer.

(d) An adjudication officer shall, as soon as practicable after informing the chief adjudication officer under paragraph (c), by notice in writing, inform the Authority and the online short-term rental platform affected by a recusal under that subsection.

(6) An adjudication officer—

(a) shall stand appointed for such period and subject to such terms and conditions as the Minister may fix with the consent of the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, and

(b) shall be paid such fees and expenses as the Minister may, with the consent of the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, determine.

(7) An adjudication officer may resign by letter addressed to the Minister and the resignation shall take effect on the date specified in the letter, or on the date on which the Minister receives the letter, whichever is the later.

(8) The appointment of an adjudication officer under this section shall cease upon—

(a) the expiry of a period specified by the Minister under subsection (6)(a),

(b) the revocation by the Minister of the appointment under subsection (12),

(c) the resignation of the adjudication officer,

(d) he or she being adjudicated a bankrupt and such bankruptcy has not been annulled or discharged,

(e) he or she making a composition or arrangement with his or her creditors,

(f) the conviction of the adjudication officer on indictment of an offence,

(g) the conviction of the adjudication officer of an offence involving fraud or dishonesty,

(h) the making of a declaration against the adjudication officer under section 819 of the Act of 2014 or the deeming of the adjudication officer to be subject to such a declaration by virtue of Chapter 5 of Part 14 of that Act,

(i) the adjudication officer being subject to, or being deemed to be subject to, a disqualification order within the meaning of Chapter 4 of Part 14 of the Act of 2014 whether by virtue of that Chapter or of any other provision of that Act,

(j) the adjudication officer being nominated as a member of Seanad Éireann,

(k) the adjudication officer being elected as a member of either House of the Oireachtas or to be a member of the European Parliament,

(l) the adjudication officer being regarded pursuant to Part XIII of the Second Schedule to the European Parliament Elections Act 1997 as having been elected to be a member of the European Parliament,

(m) the adjudication officer is for the time being entitled under the Standing Orders of either House of the Oireachtas to sit in that House or is a representative in the European Parliament,

(n) the adjudication officer being elected or co-opted to be a member of a local authority,

(o) the adjudication officer's name being removed, where the adjudication officer is a practising barrister, from the roll of practising barristers (which shall be construed in accordance with section 2(1) of the Legal Services Regulation Act 2015), or

(p) the adjudication officer's name being struck off, where the adjudication officer is a practising solicitor, the roll of solicitors (which shall be construed in accordance with section 9 of the Solicitors Act 1954).

(9) Where an adjudication officer dies, resigns, ceases to be qualified for office, ceases to hold office or is removed from office, the Minister may appoint, in the same manner as the adjudication officer who occasioned the casual vacancy was appointed, a person to be an adjudication officer to fill the casual vacancy so occasioned.

(10) A person appointed to be an adjudication officer pursuant to subsection (9) shall hold office for that period of the term of office of the adjudication officer who occasioned the casual vacancy concerned

that remains unexpired at the date of the appointment and shall be eligible for reappointment as an adjudication officer on the expiry of the said period.

(11) The Civil Service Regulation Acts 1956 to 2005 shall not apply to an adjudication officer.

(12) (a) The Minister may revoke the appointment of an adjudication officer if he or she is satisfied that one or more of the grounds specified in paragraph (b) apply to the adjudication officer.

(b) The grounds referred to in paragraph (a) are that an adjudication officer—

(i) has become incapable through ill-health of performing the functions of an adjudication officer,

(ii) has engaged in serious misconduct,

(iii) has failed without reasonable cause to perform his or her functions under this Act for a continuous period of at least 3 months, or

(iv) has a significant conflict of interest.

(c) Where the Minister proposes to revoke the appointment of an adjudication officer under paragraph (a), he or she shall serve notice to the adjudication officer concerned of the proposal.

(d) A notice under paragraph (c) shall include a statement—

(i) of the reasons for the proposed revocation of appointment,

(ii) that the adjudication officer, not later than 30 working days from the service of the notice or such longer period as the Minister may, having regard to the requirements of natural justice, specify in the notice, make representations to the Minister in such form and manner as may be specified by the Minister as to why the appointment of the adjudication officer should not be revoked, and

(iii) that where no representations are received within the period referred to in subparagraph (ii) or the period specified in the notice, as the case may be, the Minister shall, without further notice to the adjudication officer, proceed with the revocation of the appointment of the adjudication officer in accordance with this section.

(e) In considering whether to revoke the appointment of an adjudication officer under paragraph (a), the Minister shall take into account—

(i) any representations made by the adjudication officer under subparagraph (ii) of paragraph (d) within the period referred to in that subparagraph or the period specified in the notice, as the case may be, and

(ii) any other matter the Minister considers relevant for the purpose of his or her decision.

(f) Where, having taken into account the matters referred to in paragraph (e), the Minister decides to revoke the appointment of an adjudication officer, he or she shall serve notice on the adjudication officer of the decision and the reasons for that decision.

(13) This section applies to the chief adjudication officer as it applies to an adjudication officer.

Request to investigate contravention and report

47G. (1) If a person authorised by the Authority under subsection (2) believes there is reason to suspect that there has been a contravention, the person may direct an authorised officer to carry out an investigation of the suspected contravention.

(2) The Authority may authorise any member of the Authority or member of its staff for the purposes of subsection (1).

(3) The person who directs the authorised officer to carry out an investigation under subsection (1) shall define the terms of the investigation in writing.

(4) As soon as is practicable after the completion of an investigation pursuant to a direction under subsection (1), the authorised officer shall prepare a draft report of the investigation.

(5) In preparing the draft report referred to in subsection (4) an authorised officer shall consider, in so far as they are relevant to the investigation—

(a) the terms of the investigation defined under subsection (3),

(b) any relevant evidence or records, including relevant evidence or records obtained during the investigation pursuant to the exercise of powers conferred on the authorised officer under section 41B or 41C, and

(c) any statement or admission made by any person during the investigation pursuant to a requirement made by the authorised officer in the exercise of powers conferred on him or her under section 41B or 41C.

(6) An authorised officer shall, as soon as is practicable after preparing the draft report, provide to the online short-term rental platform—

(a) a copy of the draft report,

(b) a copy of any material relied upon by the authorised officer in preparing the draft report,

(c) a copy of this section and section 41A, and

(d) a notice in writing stating that the online short-term rental platform may, not later than 28 days from the date on which it receives the

notice, or such further period as the authorised officer considers necessary, make submissions in writing to the authorised officer on the draft report.

(7) An authorised officer shall, as soon as is practicable after the expiration of the period referred to in paragraph (d) of subsection (6), and having considered any submissions made under that paragraph, make any revisions to the draft report which, in the opinion of the authorised officer are warranted, and finalise the report.

(8) An authorised officer shall not make any recommendation, or express any opinion, in a draft report or final report under this section as to whether a financial sanction should be imposed under section 47H.

(9) An authorised officer shall, as soon as is practicable after the draft report has been finalised under subsection (7), provide a copy of the report to the online short-term rental platform and the chief adjudication officer.

Determination by adjudication panel

47H. (1) The chief adjudication officer shall on receipt of a copy of the report of the authorised officer under section 47G appoint 3 adjudication officers (in this section referred to as the 'adjudication panel'), of which one at least shall be a practising solicitor or practising barrister.

(2) An adjudication panel shall decide, in respect of an online short-term rental platform the subject of an investigation under section 47G—

(a) whether or not the adjudication panel is satisfied, on the balance of probabilities that the online short-term rental platform concerned has committed the contravention to which the investigation relates, and

(b) if so, whether or not to impose a financial sanction.

(3) The adjudication panel when deciding under subsection (2), shall serve a notice on the online short-term rental platform advising the platform they have an opportunity to make submissions to the adjudication panel at—

(a) an oral hearing where the adjudication panel considers this necessary, or

(b) in writing, within 10 working days of the date of receiving the notice.

(4) For the purposes of making a decision under subsection (2)(a) the adjudication panel shall consider—

(a) the final report provided under section 47G(9) and any submissions provided with the report under that section,

(b) if applicable, any evidence or records referred to in section 47G(5),

(c) any submissions made under section 47G(6)(d), and

(d) any submissions made pursuant to subsection (3).

(5) Where, having decided under subsection (2)(a) that the online short-term rental platform concerned has committed the contravention to which the investigation under section 47G relates, the adjudication panel decides under subsection (2)(b) to impose a financial sanction, it shall determine the amount of the financial sanction in accordance with section 47K.

(6) Where the adjudication panel decides under subsection (2)(a) the online short-term rental platform concerned has committed the contravention to which the investigation under section 47G relates, it shall serve a notice on the platform concerned stating—

(a) the decision of the adjudication panel specifying the contravention under section 47B the platform has committed,

(b) the factors that were considered in deciding that the online short-term rental platform has committed the contravention, and

(c) that the decision of the adjudication panel does not take effect unless it is confirmed on appeal under subsection (8) or on summary application under subsection (9).

(7) Where the adjudication panel decides under subsection (5), it shall serve a notice on the platform concerned stating—

(a) the amount of the financial sanction to be paid,

(b) the factors that were considered in determining the amount of the financial sanction,

(c) the date by which the financial sanction must be paid, and

(d) that the decision of the adjudication panel does not take effect unless it is confirmed on appeal under subsection (8) or on summary application under subsection (9).

(8) An online short-term rental platform on which a notice under subsection (6) or (7) is served may, within 28 days from the date on which the notice is received, appeal to the appropriate court against the decision.

(9) Where the online short-term rental platform on which a notice is served under subsection (6) or (7) does not bring an appeal under subsection (8) the adjudication panel shall, as soon as is practicable after the expiration of the period referred to in subsection (8), and on notice to the online short-term rental platform, make an application in a summary manner to the Circuit Court for confirmation of the decision.

(10) A decision of an adjudication panel under subsection (2)(a) that a contravention has occurred or, under subsection (2)(b) to impose a financial sanction does not take effect unless it is confirmed on appeal under subsection (8) or on summary application under subsection (9).

(11) All payments received by way of a financial sanction imposed under this section shall be placed to the credit of an account of the Central Fund.

(12) In this section—

'appropriate court' means—

(a) where no financial sanction is imposed under subsection (2)(b), or where the amount of financial sanction imposed does not exceed €75,000, the Circuit Court, or

(b) in any other case, the High Court;

'practising barrister' and 'practising solicitor' have the meaning given by section 2(1) of the Legal Services Regulation Act 2015.

Oral hearing

47I. (1) Where an adjudication panel considers under section 47H(3)(a) an oral hearing is necessary, the oral hearing shall be conducted by the adjudication panel in accordance with this section.

(2) An adjudication panel may, by notice in writing—

(a) summon a person to attend as a witness before the adjudication panel to do either or both of the following:

(i) give evidence;

(ii) produce any records in the person's possession or power to procure,

and

(b) require the person to attend an oral hearing from day to day unless excused, or released from further attendance, by the adjudication panel.

(3) Without prejudice to subsection (2), an adjudication panel has the same powers, rights and privileges as a judge of the High Court when hearing civil proceedings including with respect to the following:

(a) the attendance and examination of witnesses (including witnesses who are outside the State) on oath or otherwise;

(b) compelling the production (including discovery) of records or an identified category or categories of records.

(4) An oral hearing may, at the discretion of an adjudication panel, be conducted in whole or in part by way of a remote hearing.

(5) Where subsection (4) applies—

(a) an adjudication panel shall have the same powers, with any necessary modifications, in respect of the conduct of an oral hearing by way of a remote hearing as the panel has in respect of the conduct of an oral hearing that is not conducted by way of a remote hearing, and

(b) a person who participates in such a remote hearing before an adjudication panel shall, in respect of such participation—

(i) be deemed to be present at the oral hearing concerned, and

(ii) have the same immunities and privileges, and be subject to the same obligations and liabilities, as he or she would were he or she participating in an oral hearing that was not so conducted.

(6) At an oral hearing, an authorised officer, other representative of the Authority or any other person with leave of the adjudication panel conducting the hearing, shall present the evidence of the investigation under section 47G of the suspected contravention.

(7) An oral hearing shall be held in public unless the adjudication panel conducting the hearing is satisfied that, given the existence of special circumstances (which shall include whether information given or likely to be given in evidence is commercially sensitive information), the hearing or part of the hearing should be held otherwise than in public.

(8) Where special circumstances as referred to in subsection (7) exist, an adjudication panel may impose restrictions on the reporting or distribution of evidence given or records produced at the hearing.

(9) An adjudication panel may, at its discretion, direct the reimbursement of some or all of the reasonable travelling expenses incurred by a witness required to attend an oral hearing and the payment of a sum to such witness for subsistence while so attending, out of moneys provided by the Oireachtas.

(10) Save as may be otherwise prescribed by the Minister, the rules of evidence shall apply to an oral hearing, including an oral hearing held in whole or in part by way of a remote hearing.

(11) A person shall be guilty of an offence where the person—

(a) having been duly summoned to attend as a witness at an oral hearing under subsection (2)(a), fails without reasonable excuse to attend at the time and place indicated in the notice,

(b) having been duly summoned to attend as a witness at an oral hearing under subsection (2)(a), fails without reasonable excuse to produce before the adjudication officer any records specified in the notice, or

(c) while attending as a witness at an oral hearing, refuses to—

(i) give evidence in the manner lawfully required by the adjudication panel,

(ii) produce any record in the person's possession or power to procure that the person is lawfully required by the adjudication panel to produce, or

(iii) answer any question that the person is lawfully required by the adjudication panel to answer.

(12) A person who, having been summoned to produce a record under subsection (2)(a)(ii), intentionally destroys or otherwise disposes of, falsifies or conceals such record or causes or permits its destruction, disposal, falsification or concealment shall be guilty of an offence.

(13) A person guilty of an offence under subsection (11) or (12) is liable—

(a) on summary conviction, to a class A fine, or

(b) on conviction on indictment, to a fine of €50,000 or 5 years in prison.

(14) In this section—

'electronic communications technology' means, in relation to a remote hearing, technology that enables real time transmission and real time two-way audio-visual or audio communications;

'in part', in relation to a remote hearing, includes—

(a) any day or part of a day in which an oral hearing is conducted, and

(b) the participation of a particular person in the oral hearing;

'remote hearing' means a hearing in which one or more of the participants participates—

(a) from a location other than the location where the adjudication panel conducting the oral hearing is, whether within the State or outside the State, and

(b) by means of electronic communications technology.

Orders for costs in proceedings before adjudication panel

47J. (1) No order as to costs shall be made in proceedings before an adjudication panel save that an adjudication panel may in its discretion award the costs of proceedings before an adjudication panel against a respondent person or, as the case may be, the Authority if the adjudication panel finds that the person or the Authority has engaged in improper, irregular, unfair, or unsatisfactory conduct in connection with the investigation of the suspected contravention or in the conduct of proceedings before the adjudication panel.

(2) A requirement to pay costs under subsection (1) shall be proportionate to the nature and extent of the conduct that the person or, as the case may be, the Authority is found to have engaged in, and may be limited to a proportion of the overall costs of proceedings or to the costs of a particular part of the proceedings.

Determination of amount of financial sanction

47K. (1) An adjudication panel, in relation to a decision under section 47H(5) to impose a financial sanction where a contravention has been

committed, shall determine the amount of the financial sanction in accordance with this section.

(2) The amount of the financial sanction imposed by the adjudication panel—

(a) shall be proportionate to the nature of the contravention,

(b) shall not exceed 2 per cent of the online short-term rental platform's annual income or turnover in the preceding financial year, and

(c) should not be such as would likely cause the platform concerned to cease trading.

(3) The adjudication panel when determining the amount of a financial sanction in accordance with subsection (2) shall consider—

(a) any submission made by the online short-term rental platform under section 47G(6) in relation to the draft report,

(b) any submission made by the online short-term rental platform under section 47H(3),

(c) the final report under section 47G(7),

(d) the nature, gravity and duration of the contravention,

(e) the degree of harm to particular people or to the public caused as a result of the contravention,

(f) whether a determination of an appeal brought under section 47H(8) or a decision to confirm under section 47H(9) in relation to a previous decision under section 47H relating to the online short-term rental platform has been given by the High Court or Circuit Court as appropriate,

(g) the extent of any failure by the online short-term rental platform to co-operate with an investigation under section 47G,

(h) any explanation of the online short-term rental platform accepted by the authorised officer directed under section 47G(1), for the contravention or for any failure by the platform to co-operate with the investigation under section 47G,

(i) the extent to which the online short-term rental platform had taken steps in advance to identify and mitigate external factors that might result in a contravention,

(j) the absence or ineffectiveness of internal mechanisms or procedures of the online short-term rental platform intended to prevent the contravention,

(k) the extent to which the management of the online short-term rental platform knew, or ought to have known, that the contravention was occurring or would occur,

(l) the extent and timeliness of any steps taken by the online short-term rental platform to end the contravention,

(m) the turnover of the online short-term rental platform in the financial year ending in the year previous to the contravention,

(n) any gain (financial or otherwise) made by the online short-term rental platform or by any person in which the platform concerned has a financial interest as a consequence of the contravention, and

(o) the ability of the online short-term rental platform to pay the sanction.

Functions of Minister under Short-term Accommodation Regulation

47L. (1) The Minister is designated to be the authority for the purpose of Article 14.

(2) The Minister shall appoint the national coordinator for the purposes of Article 11.".

PART 3

MISCELLANEOUS AMENDMENTS TO OTHER ACTS

CHAPTER 1

Amendments of Act of 2003

Amendment of section 2 of Act of 2003

35. Section 2 of the Act of 2003 is amended—

(a) in subsection (1), by the insertion of the following definitions:

" 'Act of 1939' means the Tourist Traffic Act 1939;

'Act of 2024' means the Digital Services Act 2024;

'activity data' has the meaning given to it by Article 3(12) of the Short-term Accommodation Regulation;

'authorisation scheme' has the meaning given by the Act of 1939;

'Commission' means Competition and Consumer Protection Commission;

'Digital Services Regulation Act' means Regulation (EU) 2022/2065[6] of the European Parliament and of the Council of 19 October 2022 on a Single Market For Digital Services and amending Directive 2000/31/EC[7];

6 OJ L 119, 4.5.2016, p. 1
7 OJ L 178, 17.7.2000, p. 1

‘functional area’ in relation to a local authority, means a functional area within the meaning of section 198 of the Local Government Act 2001;

‘host’ has the meaning given to it by Article 3(2) of the Short-term Accommodation Regulation;

‘local authority’ means a local authority, within the meaning of the Local Government Act 2001, in whose functional area a premises or unit is situate;

‘personal data’ has the same meaning as it has in Regulation (EU) 2016/679[8] of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (General Data Protection Regulation);

‘premises’ means a premises—

(a) the subject of an application for registration in a register,

(b) the subject of an application for renewal of registration in a register, or

(c) entered in a register;

‘register’, unless otherwise specified, means a register established and maintained under section 24(1) of the Act of 1939;

‘register of short-term lettings’ means the register established under section 24(1)(k) of the Act of 1939;

‘registration’—

(a) in relation to a register referred to in paragraph (a), (b), (c), (e), (g) or (j) of section 24(1) of the Act of 1939 means the entry of a premises in the register;

(b) in relation to the register of short-term lettings means the entry of a unit in the register of short-term lettings;

‘Short-term Accommodation Regulation’ means Regulation (EU) 2024/1028[9] of the European Parliament and of the Council on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724[10];

‘unit’ has the meaning given to it by Article 3(1) of the Short-term Accommodation Regulation.”,

and

(b) by the insertion of the following subsection after subsection (2):

“(3) A word or expression used in this Act that is also used in the Short-term Accommodation Regulation has, unless the context

8 OJ L 277, 27.10.2022, p. 1
9 OJ L 29.4.2024
10 OJ L 295, 21.11.2018, p. 1

otherwise requires, the same meaning in this Act as it has in the Short-term Accommodation Regulation.".

Amendment of section 8 of Act of 2003

36. Section 8 of the Act of 2003 is amended by the substitution of the following paragraph for paragraph (c) of subsection (1):

"(c) establish and maintain the registers referred to in section 24(1) of the Act of 1939,".

Information and co-operation

37. The Act of 2003 is amended by the insertion of the following sections after section 8:

"Retention of activity data by Authority

8A. (1) The Authority shall, in accordance with subsection (2), retain—

(a) activity data, and other information referred to in Article 9(1) of the Short-term Accommodation Regulation transmitted to the Authority under that Article by an online short-term rental platform, and

(b) information, referred to in Article 5(1)(a)(i) to (iv) of the Short-term Accommodation Regulation furnished to the Authority under Article 5(1) of the Short-term Accommodation Regulation and section 27C of the Act of 1939, by a host when applying for registration in the register of short-term lettings or for renewal of registration in that register under section 29(1B) of the Act of 1939.

(2) Activity data and information referred to in paragraphs (a) and (b) of subsection (1) retained by the Authority under that subsection shall be held—

(a) in a secure manner,

(b) only for a period which is necessary for the identification of a unit, and

(c) for a period not exceeding 18 months after the date—

(i) the host has requested the Authority to remove the unit from the register of short-term lettings,

(ii) the registration in the register of short-term lettings terminates under section 28(5) of the Act of 1939, or

(iii) the registration in the register of short-term lettings is otherwise withdrawn or removed under the Act of 1939 or the Short-term Accommodation Regulation.

Disclosure and processing of data between Authority and other bodies

8B. (1) The Authority, for a purpose referred to in subsection (4), may disclose information (including personal data) held by the Authority concerning an application for registration in a register under section 26 of the Act of 1939 or Article 5(1) of the Short-term Accommodation Regulation and section 27C of the Act of 1939 or renewal of registration in a register under section 29 of that Act, to a local authority and the local authority may process the information disclosed.

(2) A local authority, for a purpose referred to in subsection (5), may disclose information (including personal data), held by the local authority relating to an authorisation scheme concerning a premises or unit to the Authority and the Authority may process the information disclosed.

(3) The Authority, for a purpose referred to in subsection (6) may disclose information (including personal data) held by the Authority (including information disclosed to the Authority under subsection (2)) to Coimisiún na Meán or the Commission, and Coimisiún na Meán or the Commission may process the information disclosed.

(4) The purposes referred to in subsection (1) are that the disclosure and processing are necessary and proportionate—

(a) for the correct operation of a register and including verification of information relating to compliance of a premises or unit with an authorisation scheme,

(b) without prejudice to the generality of paragraph (a), for the effective implementation of Article 5 and, in so far as it relates to a host, Article 6 of the Short-term Accommodation Regulation, and

(c) to enable the local authority to perform the functions conferred on it by or under the authorisation scheme.

(5) The purposes referred to in subsection (2) are that the disclosure is necessary and proportionate—

(a) for the correct operation of the authorisation scheme including enforcement of compliance of a premises or unit with the requirements of the authorisation scheme,

(b) to enable the Authority to perform the functions conferred on it by or under the Act of 1939 relating to the operation of a register, and

(c) without prejudice to the generality of paragraph (b), to enable the Authority to perform the functions conferred on it by or under Article 5 and, in so far as it relates to a host, Article 6 of the Short-term Accommodation Regulation.

(6) The purposes referred to in subsection (3) are that the disclosure and processing are necessary and appropriate—

(a) to enable Coimisiún na Meán, for the purposes of Articles 7(2), 7(3) and 9 of the Short-term Accommodation Regulation, to

perform the functions conferred on it under section 7(6)(b) of the Broadcasting Act 2009, and

(b) to enable the Commission, for the purposes of Articles 7(1) and 8 of the Short-term Accommodation Regulation, to perform the functions conferred on it under Part 3 of the Act of 2024.

(7) Where the Authority or a local authority discloses a person's personal data under this section, the Authority or local authority shall notify the person of the disclosure in so far as it is practicable to do so.

(8) Where personal data processed by the Authority, a local authority, Coimisiún na Meán or the Commission is required for the purposes of the prevention, investigation, detection or prosecution of a criminal offence, the data—

(a) may be processed for as long as it is required for such prevention, investigation, detection or prosecution, and

(b) shall be permanently deleted after it is no longer required for such prevention, investigation, detection or prosecution.

Data sharing agreement

8C. (1) The Authority and one or more than one local authority may, in accordance with this section and for the purposes referred to in subsections (1) and (2) of section 8B, enter an agreement to share information referred to in subsection (1) and (2) of section 8B.

(2) The Authority and Coimisiún na Meán or the Authority and the Commission may, in accordance with this section and for the purposes referred to in subsection (3) of section 8B, enter an agreement to share information referred to in subsection (3) of section 8B.

(3) The matters that section 19(1) of the Data Sharing and Governance Act 2019 requires to be specified or included in a data-sharing agreement shall be specified or included in any agreement entered into by the Authority and one or more than one local authority for the disclosure by them of personal data in accordance with subsection (1) or (2) of section 8B, or by the Authority and Coimisiún na Meán or the Commission for the disclosure by them of personal data in accordance with section 8B(3), subject to the following modifications to the description of those matters in section 19(1) of that Act:

(a) references to data-sharing shall be construed as references to any disclosure under the agreement;

(b) the reference in paragraph (d) to the public body concerned shall be construed, in relation to the parties entering the agreement, as a reference, as the case may be—

(i) to the Authority and one or more than one local authority,

(ii) the Authority and Coimisiún na Meán, or

(iii) the Authority and the Commission;

(c) the reference in paragraph (f) to a public body shall be construed as a reference to a party to the agreement;

(d) the following paragraph shall be substituted for paragraph (r):

'(r) include in a schedule to the agreement a statement summarising the grounds on which the Authority and one or more than one local authority consider the disclosure of the information to be necessary and proportionate as described in paragraph (4), (5) or (6) of section 8B of the National Tourism Development Authority Act 2003.'.

Disclosure of information on short-term lettings for policy or research purposes

8D. (1) Subject to subsection (2), the Authority may, for a purpose referred to in subsection (3), disclose to the Minister and the Minister for Housing, Local Government and Heritage—

(a) activity data, and

(b) information, referred to in Article 5(1)(a)(i) to (iv) of the Short-term Accommodation Regulation furnished to the Authority under Article 5(1) of that Regulation and section 27C of the Act of 1939, by a host when applying for registration in the register of short-term lettings or for renewal of registration in that register under section 29(1B) of the Act of 1939.

(2) Activity data or information shared under subsection (1) shall not contain any data that may identify a host or a unit.

(3) The purpose for disclosure under subsection (1) is to facilitate the development of Government policy concerning access to, and the provision of, short-term accommodation rental services.

(4) Subject to subsection (5), the Authority may share with entities or persons carrying out scientific research, analytical activities or developing new business models—

(a) activity data, and

(b) information, referred to in Article 5(1)(a)(i) to (iv) of the Short-term Accommodation Regulation furnished to the Authority under section 27C or 29(1B) of the Act of 1939 by a host applying for registration or renewal of registration in the register of short-term lettings, with entities or persons carrying out scientific research, analytical activities or developing new business models.

(5) The Authority may share activity data or information under subsection (4) only where—

(a) the entity or person making a request to the Authority specifies the data or information required and the purpose for which that data or information is being sought,

(b) the Authority is satisfied that the entity or person concerned is carrying out scientific research, analytical activities or developing new business models and that the sharing of the data or information under paragraph (a) with that entity or person is necessary for the purposes of such scientific research, analytical activities or development of new business models, and

(c) the information to be shared does not contain any data that may identify a host or a unit.

(6) In this section, 'short-term accommodation rental services' has the meaning given to it by Article 3(4) of the Short-term Accommodation Regulation.

Co-operation between Authority and Commission or Coimisiún na Meán

8E. (1) The Authority may enter into an agreement (in this section referred to as a 'co-operation agreement') with the Commission or Coimisiún na Meán for the purposes of—

(a) facilitating co-operation between the Authority and Coimisiún na Meán in the performance of their respective functions under Articles 7(2), 7(3) and 9 of the Short-term Accommodation Regulation and to enable Coimisiún na Meán to perform the functions conferred on it under section 7(6)(b) of the Broadcasting Act 2009,

(b) facilitating co-operation between the Authority and the Commission in the performance of their respective functions under Articles 7(1) and 8 of the Short-term Accommodation Regulation and to enable the Commission to perform the functions conferred on it under Part 3 of the Act of 2024,

(c) ensuring, as far as practicable, consistency between decisions made or other steps taken by the Authority and Coimisiún na Meán or the Authority and the Commission in so far as any part of those decisions or steps relates to the matters referred to in paragraph (a) or (b),

(d) enabling the Authority to be consulted in relation to any decisions relating to the matters referred to in paragraph (a) made by Coimisiún na Meán or any decisions relating to the matters referred to in paragraph (b) made by the Commission.

(2) A co-operation agreement shall include provisions—

(a) enabling each party to furnish to the other party information in its possession if the information is required by that other party for the purpose of the performance by it of any of its functions in so far as the functions relate to the matters referred to in paragraph (a) or (b) of subsection (1),

(b) enabling each party to forbear to perform any of their respective functions in so far as the functions relate to the Digital Services Regulation Act in circumstances where it is satisfied that the other

party is performing functions in relation to the matters referred to in paragraph (a) or (b) of subsection (1), and

(c) requiring each party to consult with the other party before performing any functions relating to the matters referred to in paragraph (a) or (b) of subsection (1), in circumstances where the respective exercise by each party of the functions concerned involves the determination of issues relating to those matters that are identical or are within the same category of such a matter, being a category specified in the co-operation agreement.

(3) A co-operation agreement may be varied by the Authority and Coimisiún na Meán or the Authority and the Commission.

(4) The Authority shall, within one month after the agreement (or the variation of it) has been made, furnish the Minister and the Minister for Culture, Communications and Sport with a copy of a co-operation agreement (including any variation of such an agreement) that has been made.

(5) A co-operation agreement, or any variation made to it, shall be in writing and, as soon as is practicable after the agreement or variation has been made and furnished to the Minister and the Minister for Culture, Communications and Sport, the Authority may publish the agreement on a website maintained by it.

(6) Without prejudice to subsection (7), nothing in any enactment shall be read as preventing the provisions of a co-operation agreement from having effect in accordance with their terms.

(7) If information is furnished by one party to the other party pursuant to a provision of a co-operation agreement of the kind referred to in subsection (2)(a), the provisions of any enactment concerning the disclosure of that information by the first-mentioned party shall apply to the second-mentioned party with respect to that information.

(8) A failure by the Authority and Coimisiún na Meán or the Authority and the Commission to comply with a provision of a co-operation agreement shall not invalidate the exercise by the Authority, Coimisiún na Meán or the Commission of any power.".

Amendment of section 11 of Act of 2003

38. Section 11 of the Act of 2003 is amended—

(a) in subsection (1), by the substitution of "Subject to section 23A of the Act of 1939, the Authority may" for "The Authority may", and

(b) in subsection (2), by the substitution of "Subject to section 23A of the Act of 1939, the Authority shall" for "The Authority shall".

Confidential information

39. The Act of 2003 is amended by the substitution of the following section for section 22:

"22. (1) Subject to subsection (2), a person shall not disclose confidential information obtained by him or her while performing functions as—

(a) a member or member of the staff of the Authority, a contractor or employee of a contractor, or an adviser or consultant to, the Authority, or a member of the staff of such adviser or consultant,

(b) a member of a committee established under section 23,

(c) a registration officer (within the meaning of the Act of 1939),

(d) a registration appeals officer (within the meaning of the Act of 1939), or

(e) an adjudication officer (within the meaning of the Act of 1939).

(2) Subsection (1) shall not apply—

(a) to a disclosure by a person referred to in paragraph (a), (b), (c) (d) or (e) of subsection (1)—

(i) made in compliance with this Act, the Act of 1939, the Tourist Traffic Act 1952, the Tourist Traffic Act 1957, the Tourist Traffic Act 1983 or is otherwise required by law,

(ii) made in the circumstances referred to in section 35(2) of the Ethics in Public Office Act 1995,

(iii) which is a protected disclosure within the meaning of the Protected Disclosures Act 2014, or

(iv) made to a member of An Garda Síochána and, in the opinion of the person making the disclosure, the information may relate to the commission of an offence (whether an offence under this section or not),

(b) to a disclosure by a person referred to in paragraph (a), (b) or (c) of subsection (1)—

(i) authorised by the Authority,

(ii) made to the Authority, the Chief Executive or other members of staff or the Authority, or

(iii) made in the performance of the functions of the Authority,

or

(c) to a disclosure made by a person referred to in subsection (1)(e) authorised by the chief adjudication officer.

(3) A person who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction to a class B fine.

(4) In this section, 'confidential information' includes—

(a) information that is expressed by the Authority to be confidential either as regards particular information or as regards information of a particular class or description, and

(b) proposals of a commercial nature or tenders submitted to the Authority by contractors, consultants or any other person.".

Amendment of section 24 of Act of 2003

40. Section 24 of the Act of 2003 is amended in subsection (2) by the substitution of "€800,000,000" for "€500,000,000".

Amendment of Schedule 2 to Act of 2003

41. The Act of 2003 is amended by the substitution of the Schedule set out in the Schedule for Schedule 2 to that Act.

CHAPTER 2

Amendments of Tourist Traffic Acts and Hotel Proprietors Act 1963

Amendment of Tourist Traffic Act 1952

42. The Tourist Traffic Act 1952 is amended—

(a) in section 27, by the substitution of "26(1) or 29(1)" for "26 or 29", and

(b) in subsection (3)(d) of section 32, by the insertion of "and inform the registered proprietor that an appeal may be brought under section 27F of the Act of 1939" after "the registration".

Amendment of Tourist Traffic Act 1957

43. The Tourist Traffic Act 1957 is amended—

(a) in section 7(a), by the substitution of "(c)(i)" for "(d)", and

(b) in section 8, by the substitution of "accommodation and service" for "accommodation or service" in both places where it occurs.

Amendment of section 1 of Hotel Proprietors Act 1963

44. (1) Section 1 of the Hotel Proprietors Act 1963 is amended—

(a) by the substitution of the following definition for the definition of "hotel":

" 'hotel' means an establishment entered in the register of hotels and which provides or holds itself out as providing sleeping accommodation, food and drink for reward for all comers without special contract;",

and

(b) by the insertion of the following definition:

" 'register of hotels' means the register referred to in section 24(1)(a) of the Tourist Traffic Act 1939;".

(2) *Subsection (1)* shall come into operation on the date of the commencement of *section 17*.

Amendment of Tourist Traffic Act 1983

45. The Tourist Traffic Act 1983 is amended—

(a) in section 4, by the substitution of the following subsection for subsection (1):

"(1) Where a person is acting in contravention of section 33, 34, 35, 37, 37B or 37E of the Principal Act, the Court may, on the application of the Authority, by order prohibit the continuance of the contravention.",

and

(b) in section 8—

(i) in subsection (1), by the insertion of "or she" immediately after "he",

(ii) by the substitution of the following subsection for subsection (2):

"(2) A registered proprietor who contravenes subsection (1) shall be guilty of an offence and shall be liable on summary conviction to a class A fine and section 47 of the Principal Act shall apply to such offence as if it were an offence under Part III of that Act.".

CHAPTER 3

Amendment of Social Welfare Consolidation Act 2005

Amendment of Schedule 5 to Social Welfare Consolidation Act 2005

46. Schedule 5 to the Social Welfare Consolidation Act 2005 is amended, in paragraph 1(4), by the insertion, of "National Tourism Development Authority" after "National Educational Welfare Board".

CHAPTER 4

Amendment of Planning and Development Acts 2000 to 2025

Certain arrangements relating to short-term lettings

47. The Planning and Development Act 2024 is amended by the insertion of the following section after section 83:

"83A (1) This section applies to a development which is a material change in use referred to in paragraph (d) of section 7 that occurs outside of a relevant built up area.

(2) Subject to subsections (3), (4), (5) and (6), during the relevant period this Act shall apply to development referred to in subsection (1) subject to—

(a) the modification that in section 83(1)(a), the following subparagraph is inserted after subparagraph (vi):

'(vii) material change in use referred to in paragraph (d) of section 7 that occurs outside of a relevant built up area (within the meaning of section 83A).',

and

(b) any other necessary modifications.

(3) A person shall during the relevant period apply for permission for development referred to in subsection (1) that is unauthorised development being carried out immediately before the relevant date.

(4) Where, during the relevant period, in relation to unauthorised development referred to in subsection (3)—

(a) a person fails to apply for permission, or

(b) a person applies for permission and that application is (whether or not during the relevant period)—

(i) deemed to be withdrawn under section 97(4)(a), subsection (4) or (9)(b) of section 212, section 217(3), subsection (5), (10)(b) or (14)(b) of section 229, or section 235(6), or

(ii) withdrawn by the person under section 172 or 375,

then, on and after the date of the expiration of the relevant period in calculating a period of 7 years under section 353 in relation to the unauthorised development, the relevant period shall be disregarded.

(5) Where, during the period beginning on the relevant date and ending on the date of coming into operation of *section 47* or *48*, whichever date first occurs, of the *Short-Term Letting and Tourism Act 2026*, a period of 7 years may be calculated under section 353 as applying in respect of unauthorised development referred to in subsection (3), then subsection (4) shall apply in relation to the unauthorised development subject to—

(a) the modification that, in relation to the relevant period, the relevant date is the date of coming into operation of *section 47* or *48*, whichever date first occurs, of the *Short-Term Letting and Tourism Act 2026*, and

(b) any other necessary modifications.

(6) Where a development is a material change in the use to which section 32M of the Act of 2000 applied and a person has failed to apply for permission under that Act, in accordance with section 32M(3) of that Act before the repeal of that section by section 6, that material change in the use shall be deemed to be a material change in use to which this section applies.

(7) In this section—

'relevant built up area' means a built up area—

(a) the boundaries of which are marked in the map titled 'CSO Urban Areas National Statistical Boundaries – 2022 – Ungeneralised' published on 16 June 2023 by Tailte Éireann on the website maintained by it known as the Surveying Open Data Portal, and

(b) having, in respect of a built up area specified in column 2 of the Table to this section, a population of 20,000 or more persons specified in column 3 of that Table opposite the reference to the built up area specified in column 2 thereof, determined by the Central Statistics Office by reference to census population data as published by it in respect of the census of population of the State compiled using the information provided under the Statistics (Census of Population) Order 2020 (S.I. No. 637 of 2020);

'relevant date' means 23 October 2026;

'relevant period' means—

(a) the period of 24 months beginning on the relevant date, or

(b) where the date on which section 32M of the Act of 2000 is repealed by section 6 occurs sooner than the date of expiration of the period referred to in paragraph (a), the portion of the period referred to in paragraph (a) beginning on the date on which the said section 32M is repealed and ending on the date of expiration of the period referred to in paragraph (a).

Column 1 County or counties where built up area is situate	Column 2 Built up area	Column 3 Population size
Carlow and Laois	Carlow	27,351
Clare	Ennis	27,923
Cork	Cork city and suburbs	222,526
Donegal	Letterkenny	22,549
Dublin and Meath	Dublin city and suburbs	1,263,219
Dublin	Swords	40,776
Dublin	Balbriggan	24,322
Galway	Galway city and suburbs	85,910
Kerry	Tralee	26,079
Kildare	Naas	26,180
Kildare	Newbridge	24,366
Kildare	Celbridge	20,601
Kilkenny	Kilkenny	27,184
Laois	Portlaoise	23,494
Limerick and Clare	Limerick city and suburbs	102,287
Louth and Meath	Drogheda	44,135
Louth	Dundalk	43,112
Meath	Navan	33,886
Sligo	Sligo	20,608
Waterford and Kilkenny	Waterford city and suburbs	60,079

Westmeath and Roscommon	Athlone	22,869
Westmeath	Mullingar	22,667
Wexford	Wexford	21,524
Wicklow and Dublin	Bray	33,512
Wicklow	Greystones-Delgany	22,009

.".

Certain arrangements relating to short term lettings

48. The Planning and Development Act 2000 is amended by the insertion of the following section after section 32L:

"32M. (1) This section applies to a development which is a material change in the use referred to in section 3A(1) that occurs outside of a relevant built up area.

(2) Subject to subsections (3), (4), and (5), during the relevant period this Act shall apply to development referred to in subsection (1) subject to—

(a) the modification that in section 32(1), the following paragraph is inserted after paragraph (b):

'(c) in respect of any development of land, other than a material change in the use referred to in section 3A(1) that occurs outside of a relevant built up area (within the meaning of section 32M).',

and

(b) any other necessary modifications.

(3) A person shall during the relevant period apply for permission for development referred to in subsection (1) that is unauthorised development being carried out immediately before the relevant date.

(4) Where, during the relevant period, in relation to unauthorised development referred to in subsection (3)—

(a) a person fails to apply for permission,

(b) a person applies for permission and that application is (whether or not during the relevant period)—

(i) deemed to be withdrawn under subsection (1C) or (1F) of section 172, section 177T(6), or section 177U(3), or

(ii) deemed to be withdrawn or declared to be withdrawn under article 33(3), 44F(3), 128(4), 233(2), 255(2) or 261(2) of the Planning and Development Regulations 2001, or

(iii) withdrawn by the person under article 37(1) of the Planning and Development Regulations 2001,

then, on and after the date of the expiration of the relevant period in calculating a period of 7 years under sections 157 and 160 in relation to the unauthorised development, the relevant period shall be disregarded.

(5) Where, during the period beginning on the relevant date and ending on the date of coming into operation of *section 48* of the *Short-Term Letting and Tourism Act 2026*, a period of 7 years may be calculated under section 157 or 160 as applying in respect of unauthorised development referred to in subsection (3), then subsection (4) shall apply in relation to the unauthorised development subject to—

(a) the modification that, in relation to the relevant period, the relevant date is the date of coming into operation of *section 48* of the *Short-Term Letting and Tourism Act 2026*, and

(b) any other necessary modifications.

(6) In this section—

'relevant built up area' means a built up area—

(a) the boundaries of which are marked in the map titled 'CSO Urban Areas National Statistical Boundaries – 2022 – Ungeneralised' published on 16 June 2023 by Tailte Éireann on the website maintained by it known as the Surveying Open Data Portal, and

(b) having, in respect of a built up area specified in column 2 of the Table to this section, a population of 20,000 or more persons specified in column 3 of that Table opposite the reference to the built up area specified in column 2 thereof, determined by the Central Statistics Office by reference to census population data as published by it in respect of the census of population of the State compiled using the information provided under the Statistics (Census of Population) Order 2020 (S.I. No. 637 of 2020);

'relevant date' means 23 October 2026;

'relevant period' means—

(a) the period of 24 months beginning on the relevant date, or

(b) where the date on which this section is repealed by section 6 of the Planning and Development Act 2024 occurs sooner than the date of the expiration of the period referred to in paragraph (a), the portion of the period referred to in paragraph (a) beginning on the date on which this section is repealed and ending on the date of expiration of the period referred to in paragraph (a).

Column 1 County or counties where built up area is situate	Column 2 Built up area	Column 3 Population size
Carlow and Laois	Carlow	27,351
Clare	Ennis	27,923
Cork	Cork city and suburbs	222,526
Donegal	Letterkenny	22,549

Dublin and Meath	Dublin city and suburbs	1,263,219
Dublin	Swords	40,776
Dublin	Balbriggan	24,322
Galway	Galway city and suburbs	85,910
Kerry	Tralee	26,079
Kildare	Naas	26,180
Kildare	Newbridge	24,366
Kildare	Celbridge	20,601
Kilkenny	Kilkenny	27,184
Laois	Portlaoise	23,494
Limerick and Clare	Limerick city and suburbs	102,287
Louth and Meath	Drogheda	44,135
Louth	Dundalk	43,112
Meath	Navan	33,886
Sligo	Sligo	20,608
Waterford and Kilkenny	Waterford city and suburbs	60,079
Westmeath and Roscommon	Athlone	22,869
Westmeath	Mullingar	22,667
Wexford	Wexford	21,524
Wicklow and Dublin	Bray	33,512
Wicklow	Greystones-Delgany	22,009

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SCHEDULE

Section 41

FUNCTIONS PERFORMABLE BY CONTRACTOR

"SCHEDULE 2

FUNCTIONS PERFORMABLE BY CONTRACTOR

Enactment (1)	Provision Affected (2)
Tourist Traffic Act 1939	Section 24(1)(a), (b), (c), (e), (g) and (j), section 26(1), section 27(1)(a) and (b), section 27(2) other than the words 'the Authority decides the premises are eligible for registration in the register concerned', section 27(3) other than the words 'the Authority decides that the premises are not eligible for registration in the register concerned' and 'the Authority decides the premises are eligible for registration in the register concerned', section 27(4), section 28(4), section 29(1) and (1A), section 30(1) other than the words 'if it is of the opinion that such premises have ceased to be eligible for registration in such register,', section 30(2) other than the words 'and the Board is of opinion that such premises have ceased to be eligible for registration in such register', section 30(2A), section 30(3) other than the words 'following consideration of the inspection report, the Authority', section 30(4)(a) and (b) other than the words 'following consideration of the inspection report, the Authority', section 31(1), (2) and 3(b) and (d), section 32, section 39(1) to (7), section 40(1)(b) and (2)(a) and (b), section 41(1), (2) and (3), section 41B, section 41C, section 41D(1),

	section 42, other than subsection (3), section 44(1) and (5), section 45, section 47E(1), (3), (4), (5), (6) and (8), section 47G(4) to (9).
Tourist Traffic Act 1952	Section 26, section 27 other than the words 'and at the discretion of the Board,', section 32(2) other than the words 'the Board' where it first occurs and 'is of the opinion that such premises have ceased to be eligible for registration', section 32(3)(a) and (b) other than the words 'the Board remains of opinion that such premises have ceased to be eligible for registration'.
Tourist Traffic Act 1957	Section 6, section 7.

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An Bille um Ligean Gearrthéarma agus Turasóireacht, 2026

BILLE

(mar a ritheadh ag dhá Theach an Oireachtais)

dá ngairtear

Acht do thabhairt lánéifeacht do Rialachán (AE) 2024/1028 ó Pharlaimint na hEorpa agus ón gComhairle maidir le bailiú agus comhroinnt sonraí a bhaineann le seirbhísí cóiríochta ar chíos gearrthéarmach agus lena leasaítear Rialachán (AE) 2018/1724; agus, chun na críche sin, do cheapadh an Údaráis Náisiúnta Forbartha Turasóireachta chun bheith ina údarás inniúil chun nósanna imeachta clárúcháin a bhainistiú agus a fhorfheidhmiú agus chun sonraí maidir le seirbhísí cóiríochta ar chíos gearrthéarmach a bhailiú; do shainainmniú an Údaráis sin chun an pointe iontrála aonair digiteach, a cheanglaítear a bhunú faoi Rialachán (AE) 2024/1028, a bhunú, a chothabháil agus a oibriú chun sonraí a bhaineann le seirbhísí cóiríochta ar chíos gearrthéarmach a ghlacadh agus a aistriú; do dhéanamh socrú maidir leis an Aire Fiontar, Turasóireachta agus Fostaíochta do cheapadh an chomhordaitheora náisiúnta i ndáil leis an bpointe iontrála aonair digiteach sin chun críoch Airteagal 11 den Rialachán sin; do shainainmniú an Aire Fiontar, Turasóireachta agus Fostaíochta chun críoch Airteagal 14 den Rialachán sin; do dhéanamh socrú maidir le hoibleagáidí óstach, agus seirbhísí cóiríochta ar chíos gearrthéarmach á dtairiscint acu ar ardáin cíosa gearrthéarma ar líne, a fhorfheidhmiú, lena n-áirítear trí fhógraí íocaíochta seasta; do dhéanamh socrú maidir le hoibleagáidí ardán cíosa gearrthéarma ar líne a fhorfheidhmiú, lena n-áirítear trí smachtbhannaí airgeadais i leith sáruithe; d'aisghairm forálacha áirithe den Acht um Thrácht Cuartaíochta, 1939, den Acht um Thrácht Cuartaíochta, 1952 agus den Acht um Thrácht Cuartaíochta, 1983; do dhéanamh socrú maidir le clár de shealanna aíochta teoranta i gcóiríocht do mhic léinn; do dhéanamh socrú maidir le malartú faisnéise idir comhlachtaí poiblí; do dhéanamh socrú maidir le hoifigigh údaraithe, oifigigh chlárúcháin, oifigigh achomharc chlárúcháin agus oifigigh bhreithniúcháin a cheapadh; agus, chun na gcríoch sin, do leasú an Achta um Thrácht Cuartaíochta, 1939 agus an Achta um Údarás Náisiúnta Forbartha Turasóireachta, 2003 agus achtacháin áirithe eile; agus do dhéanamh socrú i dtaobh nithe a bhaineann leis an méid sin.

Ritheadh ag dhá Theach an Oireachtais,
25 *Samhain,* 2026

Short-Term Letting and Tourism Bill 2026

BILL

(as passed by both Houses of the Oireachtas)

entitled

An Act to give full effect to Regulation (EU) 2024/1028 of the European Parliament and of the Council on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724; and for that purpose, to appoint the National Tourism Development Authority to be the competent authority to manage and enforce registration procedures and to collect data on short-term accommodation rental services; to designate that Authority to establish, maintain and operate the single digital entry point required under Regulation (EU) 2024/1028 to receive and transfer data relating to short-term accommodation rental services; to provide for the Minister for Enterprise, Tourism and Employment to appoint the national coordinator in relation to that single digital entry point for the purpose of Article 11 of that Regulation; to designate the Minister for Enterprise, Tourism and Employment, for the purpose of Article 14 of that Regulation; to provide for enforcement of obligations of hosts when offering short-term accommodation rental services via online short-term rental platforms including by means of fixed payment notices; to provide for enforcement of obligations of online short-term rental platforms including by means of financial sanctions for contraventions; to repeal certain provisions of the Tourist Traffic Act 1939, the Tourist Traffic Act 1952 and the Tourist Traffic Act 1983; to provide for a register of limited stays in student-specific accommodation; to provide for exchange of information between public bodies; to provide for appointment of authorised officers, registration officers, registration appeals officers and adjudication officers; and for those purposes to amend the Tourist Traffic Act 1939 and the National Tourism Development Authority Act 2003 and certain other enactments; and to provide for matters connected therewith.

Passed by both Houses of the Oireachtas,
25*th November,* 2026