SEANAD ÉIREANN

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

LEASUITHE COISTE
COMMITTEE AMENDMENTS

[No. 101 of 2026] [18 November, 2026]

SEANAD ÉIREANN

AN BILLE UM LIGEAN GEARRTHÉARMA AGUS TURASÓIREACHT, 2026 —AN COISTE

SHORT-TERM LETTING AND TOURISM BILL 2026 —COMMITTEE STAGE

Leasuithe
Amendments

**Government amendments are denoted by an asterisk*

SECTION 4

1. In page 6, between lines 25 and 26, to insert the following:

"Report on Gaeltacht communities

4. The Minister shall within six months of the passing of this Bill lay a report before the Houses of the Oireachtas setting out the operation of the short-term letting register in Gaeltacht communities, including the number of properties registered and the number of properties where enforcement action has been taken for non-compliance with the requirements of the register including planning compliance.".

—Senator Conor Murphy.

2. In page 6, between lines 25 and 26, to insert the following:

"Report on availability

4. The Minister shall within six months of the passing of this Bill lay a report before the Houses of the Oireachtas assessing:

(a) the impact of the implementation of this Act on the supply of short-term letting accommodation operated as family-run enterprises in rural and high-amenity tourism areas, including any reduction in the availability of such accommodation; and

(b) whether the implementation of this Act has resulted in an increase in the number of properties previously used for short-term letting by commercial investors being returned to the long-term residential rental or housing market.".

—Senator Conor Murphy.

***3.** In page 7, line 1, to delete "designation of the subsection" and substitute "designation of the section".

***4.** In page 7, lines 20 and 21, to delete "the Planning and Development Act 2024 and any regulations made under it;" and substitute the following:

"the following Acts and any regulations made under those Acts:

(a) the Planning and Development Act 2000;

(b) the Planning and Development Act 2024;".

***5.** In page 8, line 11, to delete "the Planning and Development Act 2024;" and substitute "the Planning and Development Act 2000 or the Planning and Development Act 2024;".

***6.** In page 8, line 25, to delete "services provided outside of academic" and substitute "services, as may be prescribed under paragraph (j) of section 25, outside academic".

SECTION 7

***7.** In page 11, line 25, after "sites.","" to insert "and".

***8.** In page 11, to delete lines 26 and 27.

***9.** In page 12, line 20, to delete "one month of the coming" and substitute "2 months of the date of the coming".

SECTION 10

***10.** In page 13, line 39, to delete "registration," and substitute "registration.".

SECTION 12

***11.** In page 20, line 26, to delete "section 27(3)(b) or 27(3)(c)(i)" and substitute "section 27(4) or 27(5)(a)".

SECTION 22

***12.** In page 28, line 36, to delete "270 days of the" and substitute "270 days beginning on the date of the".

SECTION 34

***13.** In page 53, line 4, to delete "subsection (5) or (6)" and substitute "subsection (6) or (7)".

***14.** In page 53, line 6, to delete "subsection (7)" and substitute "subsection (8)".

***15.** In page 53, line 13, to delete "subsection (7)" and substitute "subsection (8)".

***16.** In page 53, line 13, to delete "subsection (8)" and substitute "subsection (9)".

SECTION 37

***17.** In page 60, line 13, after "1939" to insert "or Article 5(1) of the Short-term Accommodation Regulation and section 27C of the Act of 1939".

***18.** In page 60, lines 13 and 14, to delete "section 29 of the Act of 1939" and substitute "section 29 of that Act".

***19.** In page 62, line 29, to delete "section 29(1A)" and substitute "section 29(1B)".

***20.** In page 62, line 41, and in page 63, line 1 to delete all words from "under" in line 41 down to and including "lettings" in line 1 and substitute the following:

"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".

[SECTION 47]

SECTION 47

***21.** In page 68, line 1, to delete "change of" and substitute "change in".

***22.** In page 68, line 4, to delete "subsections (3), (4), and (5)" and substitute "subsections (3), (4), (5) and (6)".

***23.** In page 68, lines 7 and 8, to delete all words from and including "section" in line 7 down to and including line 8 and substitute "section 83(1)(a), the following subparagraph is inserted after subparagraph (vi):".

***24.** In page 68, line 9, to delete "change of" and substitute "change in".

***25.** In page 68, line 20, to delete "that is" and substitute "and that application is".

***26.** In page 68, lines 30 and 31, to delete "*section 47* of the *Short-term Letting and Tourism Act 2026*" and substitute "*section 47* or *48*, whichever date first occurs, of the *Short-Term Letting and Tourism Act 2026*".

***27.** In page 68, lines 36 and 37, to delete "*section 47* of the *Short-term Letting and Tourism Act 2026*" and substitute "*section 47* or *48*, whichever date first occurs, of the *Short-Term Letting and Tourism Act 2026*".

***28.** In page 68, between lines 38 and 39, to insert the following:

"(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.".

***29.** In page 68, line 39, to delete "(6) In" and substitute "(7) In".

***30.** In page 69, lines 14 and 15, to delete all words from and including "means" in line 14 down to and including line 15 and substitute the following:

"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).".

NEW SECTION

***31.** In page 70, after line 4, to insert the following:

"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:

[NEW SECTION]

"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

[NEW SECTION]

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

.”.”.