



**An Bille um Thionóntachtaí Cónaithe (Toirmeasc
Sealadach ar Fhógraí Foirceanta), 2026**
**Residential Tenancies (Temporary Prohibition of
Termination Notices) Bill 2026**

Meabhrán Míniúcháin
Explanatory Memorandum



**AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE
(TOIRMEASC SEALADACH AR FHÓGRAÍ FOIRCEANTA),
2026
RESIDENTIAL TENANCIES (TEMPORARY PROHIBITION
OF TERMINATION NOTICES) BILL 2026**

EXPLANATORY MEMORANDUM

Purpose of Bill

Figures published by the Residential Tenancies Board show that the number of notices of termination of a tenancy rose by 41 per cent in the last three months of 2025 compared to the same period in 2024, and that there was a 21 per cent increase for the year as a whole compared to the previous year. This is in a context where average rents have increased by more than 100 per cent over the past 10 years, and by almost 50 per cent since the Covid pandemic. Exceptional measures of an emergency nature, in the public interest, are needed in response to the current dysfunctional nature of the residential tenancy market, much of which is a response to repeated legislative interventions that have been poorly designed and implemented. This Bill proposes a prohibition of no-fault termination notices under the Residential Tenancies Act 2004 for a 3-year period.

Provisions of Bill

Section 1 provides that the Bill when passed will apply to any notice of termination in relation to the tenancy of a dwelling that cites as the reason for the termination a ground specified in the Table to section 34 of the Residential Tenancies Act 2004 other than the grounds specified in paragraphs 1 and 1A of that Table. Those two paragraphs are concerned with termination on the grounds of breach by the tenant of his or her obligations, including non-payment of rent.

The section also provides that the Bill when passed will apply notwithstanding any other enactment or rule of law.

Section 2 provides that, in relation to any notice of termination to which the Bill will apply, the period of 3 years commencing on its passing is deemed to be an emergency period within the meaning and for the purposes of section 5 of the Emergency Measures in the Public Interest (Covid-19) Act 2020 and that section will accordingly apply. That is the provision which introduced a ban on termination notices being served or having effect during the course of the Covid pandemic. It is argued that current circumstances have given rise, for tenants, to an emergency of similar severity.

Section 3 provides for the short title of the Bill when passed.

*Conor Sheehan, TD,
Bealtaine, 2026.*

