



## The Rent Caps

BY PRIVATE TREATY

€280,000

Green Cross, Co. Dublin 15.



FOR SALE BY PRIVATE TREATY

€250,000

13 St. Patrick's Terrace, Clonsilla, Dublin 8



On December 24th 2016, there was a substantial amendment to the Residential Tenancies Act. The amendment covered a variety of issues but the most relevant one relates to rent restrictions within Rent Pressure Zones (RPZ). All four county councils in Dublin are considered Rent pressure Zones.



### **Applying the new rent control rules**

- From December 24th 2016, rents cannot be increased by more than 4% every 12 months
- 90 days' notice must be given at the expiration of the 12 month period
- There is an RPZ calculator on the RTB website, which calculates the new rent and accounts for the additional 90 days
- Based on this calculation, the effective rate of increase allowable is 5% every 15 months
- The tenants must be issued formal written notice which must show the calculation and be accompanied with evidence of three comparable rental properties



### **Further considerations**

- The rent caps still apply to a new tenancy, when an incumbent tenant vacates
- When a property that has been recently rented is sold, the rent caps still apply to a purchaser who intends on renting it out



### **Exemptions to the new rules**

- If a property has not been rented within the last 24 months
- If the property is a new build
- If the property has been substantially refurbished, see below



### **What constitutes substantial refurbishment**

Structural alterations or major renovations to include;

- Attic conversion
- The addition of a bedroom
- Garage conversion
- Reconfiguration to improve layout
- Alterations for disability access

## THE RENT CAPS CONTINUED

Substantially reducing energy usage and improving the property's BER rating;

### Insulation upgrade

- Attic insulation
- Cavity wall or dry lining
- External wall insulation

### Services upgrade

- Replacement of boiler with energy efficient model
- Replacement of pipework and radiators
- Cylinder replacement

### Windows & Doors

- Replacement of external windows and doors

Please note, a combination of these works must be carried out in order for the exemption to apply.



CALL US ON 01 633 4446

WE'LL HELP MAXIMISE YOUR RETURN