Changes to Part V

Part V of the Planning and Development Acts 2000 to 2020 has been amended by the Affordable Housing Act 2021.

Main Changes:

These changes to Part V primarily apply to land purchased on or after 1 August 2021. Any new planning permissions for housing development on that land will have a 20% Part V requirement.

A 10% Part V requirement will apply where land already has planning permission or was purchased between 1 September 2015 and 31 July 2021 and planning permission is granted before 31 July 2026.

Land where the changes to Part V requirement apply

20% Part V requirement

At least half of the Part V provision must be used for social housing support

The remainder can be used for affordable housing, which can be affordable purchase, cost rental or both.

Land where the transition arrangements apply

10% Part V requirement

All of the Part V provision must be **used for social housing support**

All of the land or equivalent value gain under Part V must be used for social housing support.

Transition Arrangements:

Changes to Part V take effect from **3 September 2021**.



Date of grant of planning

Date of land purchase

For land purchased before 1 September 2015, any new planning permission for housing development granted on or after 3 September 2021 will have a 20% Part V requirement.

1 September 2015

For land purchased between
1 September 2015 and 31 July 2021,
any new planning permission granted
between 3 September 2021 and 31 July 2026,
will have a 10% Part V requirement.

31 July 2021

For land purchased on or after 1 August 2021, any new planning permission granted for housing development on that land will have a 20% Part V requirement.

Planning permissions granted before 3 September 2021 will continue to have a 10% Part V requirement.

3 September 2021

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31 July 2026

After 31 July 2026, all planning permissions granted for housing developments will have a 20% Part V requirement, regardless of when the land was purchased.

Other important changes:

Oireachtas.

permission for the development of housing (irrespective of zoning).

There will be a Part V requirement on any land granted planning

The legislation has been updated to bring clarity to the availability of arbitration at any stage in the Part V negotiations.

The 'Market value' of land for the purpose of Part V is now defined as the

open market value on the date of the grant of planning permission.

An applicant for planning permission for developments of 4 houses or

fewer can apply for an exemption certificate from Part V.

Information provided in this graphic is for illustrative purposes and broad guidance. For specific

information please refer to the text of the Affordable Housing Act 2021 as published by the