



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

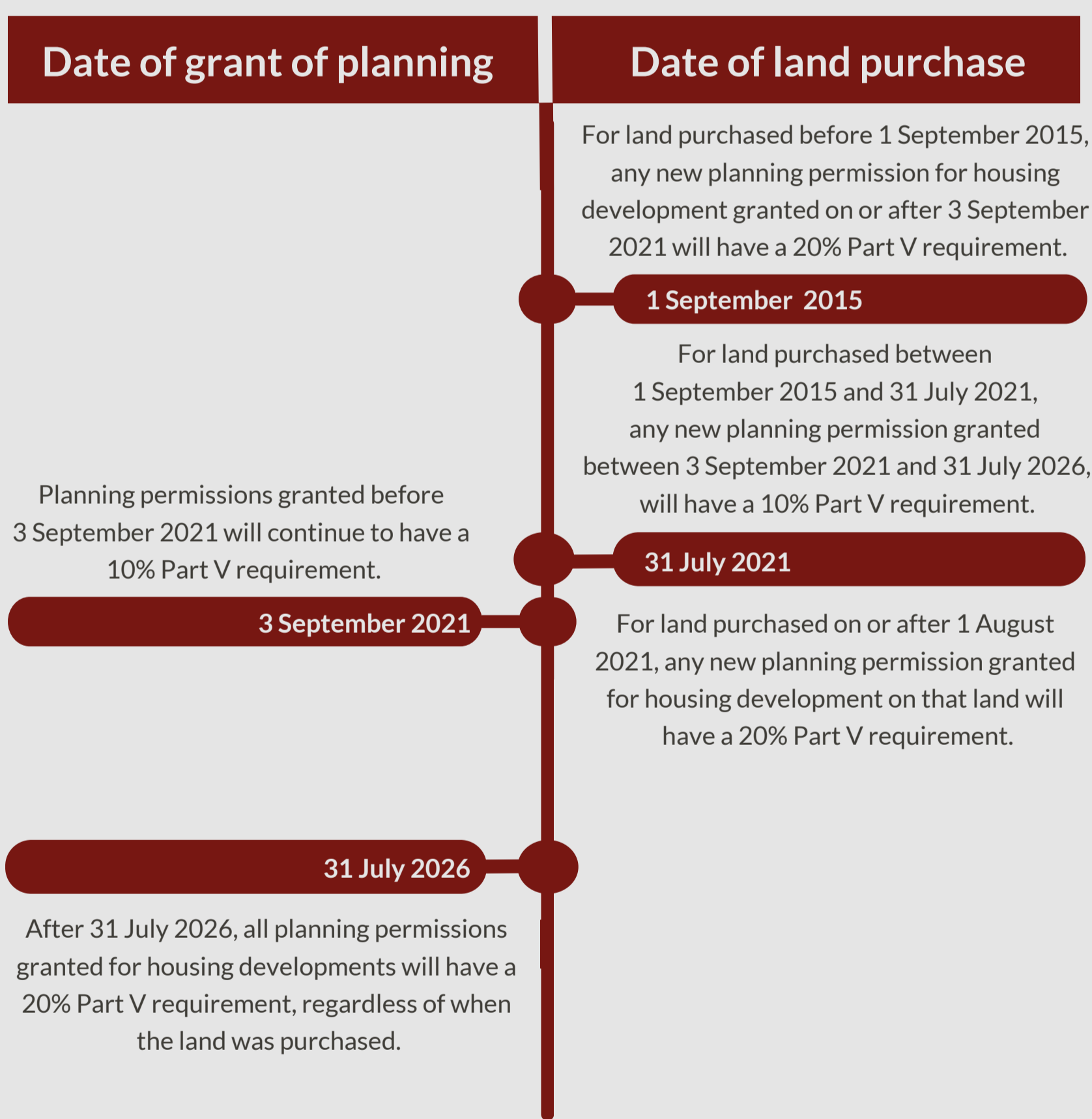
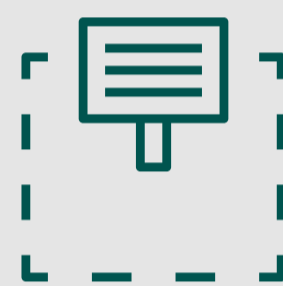
10% Part V requirement

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**.



Other important changes:

There will be a Part V requirement on any land granted planning permission for the development of housing (irrespective of zoning).

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.