

# The changing face of rental regulation

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# Overview

- About the RTB
- Activity in the sector
- Rental trends
- The Rental Strategy
- The changing role of the RTB – a proactive regulator
- Legislative change
- Communications, Engagement and Support
- Striking a balance

# About the RTB

## Vision

*An effectively regulated residential rental sector that is fair, accessible and beneficial to all*



The rental sector is growing and changing,  
and we're growing and changing with it.

We've also extended  
our opening hours.

**08:30 – 18:30**

We launched our new  
**One Stop Shop** and **Webchat service**.

**336,890**  
tenancies were  
registered with RTB

**695,142**  
people living in  
the rental sector.

**173,197**  
landlords registered  
tenancies with RTB

Since April 2016, over  
**29,542**  
Approved Housing Body  
tenancies had been  
registered with the RTB

We've answered over...

**165,453 calls**

**70,313 emails**

# Activity in the sector

Registrations Comparison	2016	2017	2018
Total number of tenancies registered	325,372	339,447	336,890
Number of AHB tenancies	5,550	26,445	29,542
Number of Private Rented tenancies	319,822	313,002	307,348
Number of Landlords	175,250	174,001	173,197
Number of occupants	705,465	714,364	695,142
Total number of new tenancy agreements registered	106,075	124,732	102,100

# Dispute Resolution Service Activity



**6,398**

applications for dispute resolution received

up 10% since 2017

**Top 3**

issues in dispute:

**26%** Rent Arrears / Rent Arrears and Overholding

**22%** Validity of Notice of Termination

**20%** Deposit Retention



Adjudication

**66%**

of cases closed within three months



Mediation

**80%**

of cases closed within two months

# Rental Trends

## The RTB Q1 2019 Rent Index

### Standardised Average Rents Q1 2019\*

National

€1,169

Dublin

€1,662

GDA excl. Dublin

€1,158

Outside the GDA

€841

### Annual growth rate

Compared to Q1 2018

8.3%

National

8.5%

Dublin

6.4%

GDA\*\* excl.  
Dublin

9.6%

Outside  
the GDA

### New <sup>vs</sup> Existing Tenancies\*\*\*

Standardised monthly average rent

€1,245

€984

# The Rental Strategy

- Roadmap to developing a strong and viable
- Dedicated strategy for the rental sector – recognises the changing nature of renting
- Key focus – security of tenure, standards, rent stability and supply
- RTB – critical role



# The Rental Strategy implementation

- Improved Security of Tenure
- Rent Pressure Zones
- Tyrellstown Amendment
- Betterlet – Voluntary Landlord Accreditation Scheme
- One stop shop



**BetterLet**  
RTB Accredited  
Landlord

# The changing role of the RTB

## A more proactive regulator

- RTA 2004 – established an alternative dispute resolution process
- Quasi judicial body – due process and fair procedure
- Increasing demand for services
- RTA (2019) – Wide range of legislative changes
- New proactive powers of investigation and sanction

# New Regulatory Powers of Investigation and Sanctions

## 3 Main Areas:

1. RPZ Non compliance / Relying on exemptions that do not comply with requirements
2. Abuse of termination process (Sec. 34) including not offering the tenancy back once the contact details are required with
3. Non-Registration

# New Regulatory Powers of Investigation and Sanctions

Pro-active inquiry or based on a complaint

## Investigative Powers

- Enter, inspect, examine and search any premises
- Take copies or extracts of records
- Require person/s to assist and Landlord to provide explanation for decisions
- Take inference from lack of cooperation
- Request District Court order for compliance

# New Regulatory Powers of Investigation and Sanctions

## Sanction Powers

- RTB Decision Makers (DM) to decide sanction, dismiss or further investigate
- Right of acknowledgement of contravention
- Sanction ranges from a Caution up to €15,000 fine plus costs
- Sanction monies paid to the Exchequer
- Landlord can appeal
- RTB shall publish sanctions

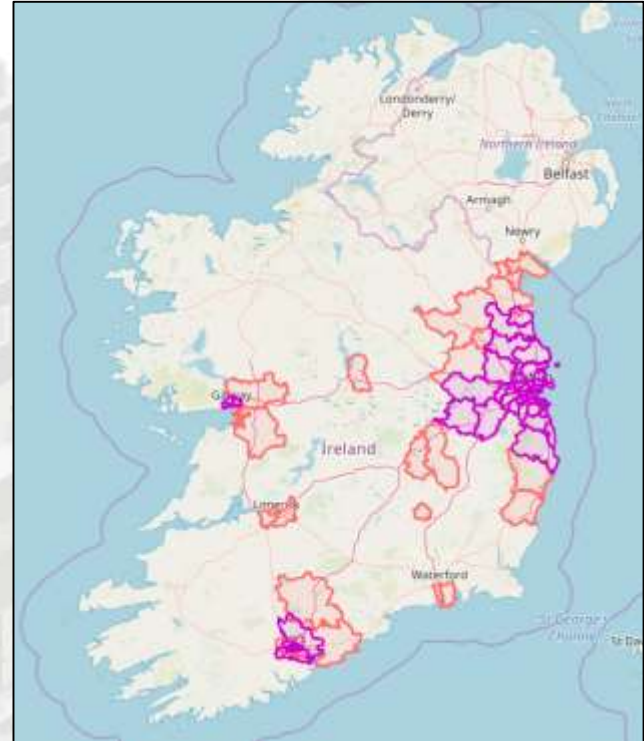
# Legislative Change commenced

- Changes to process and procedures for notice of termination
- Changes to notice periods
- Notification of RPZ Exemption
  - Landlords must notify the RTB if they are relying on an exemption from a Rent Pressure Zone
- RPZ Substantial Change definition
- Remedial notice
- Changes to criteria for Rent Pressure Zone designation

# Rent Pressure Zones

## Location of RPZs

- There are now 5 local Authorities and 36 Local Electoral Areas designated as RPZs.
- It is estimated that over 65% of registered tenancies are located within RPZs.



## Newly designated Rent Pressure Zones



	Area	County
1	FERMOY LEA-6	Cork
2	MIDLETON LEA-7	
3	ATHENRY-ORANMORE LEA-7	Galway
4	GORT-KINVARA LEA-5	
5	KILKENNY LEA-7	Kilkenny
6	PORTLAOISE LEA-7	Laois
7	GRAIGUECULLEN-PORTARLINGTON LEA-6	
8	LIMERICK CITY WEST LEA-7	Limerick
9	LIMERICK CITY NORTH LEA-7	
10	DUNDALK-CARLINGFORD LEA-6	Louth
11	DUNDALK SOUTH LEA-7	
12	ARDEE LEA-6	
13	KELLS LEA-7	Meath
14	TRIM LEA-6	
15	WATERFORD CITY SOUTH LEA-6	Waterford
16	WATERFORD CITY EAST LEA-6	
17	ATHLONE LEA-5	Westmeath
18	GOREY LEA-6	Wexford
19	ARKLOW LEA-6	Wicklow





# Rent Calculator



# Legislative change to come

# Student-Specific Accommodation

## What is happening?

- Student specific accommodation provided by educational institutions is now under the remit of the RTA (2019)
- Specific student accommodation provided by the private sector is also now clearly within the jurisdiction of the RTB.
- Covers the provision of residential accommodation to students during academic term times.
- Will have access to the services of the RTB.
- All registered dwellings will be published on our register.

# Student-Specific Accommodation

## What is happening?

- Providers will be subject to the conditions regarding rent controls in respect of any RPZ in which they are situated.
- Our dispute resolution services will be available.

# Annual registration – Q1 2020

- Yearly Registration on Anniversary of Date the Tenancy Commenced
- Transition period – 4 month
- Fees - €40 private tenancies / €20 Approved Housing Body Tenancies
- Composite fees

# Annual Registrations

## Impact of the Key Changes

Over 300,000  
registrations per year,  
a 3-fold increase



Supported by new  
RTB360 CRM/Portal

Annual Registration is important to:

- Gather better data on tenants & duration of tenancies & help identify trends over time

# Communication, Engagement and Support

- National and regional public awareness advertising campaigns
- Stakeholder engagement – programme of events & information sessions on legislative change
- Stakeholder Forums - Tenants, landlords, AHBs, property professionals and agents
- Updated Good Landlord/Tenant Guide
- Direct mail
- RTB website & resources [www.rtb.ie](http://www.rtb.ie)
- Supported via webchat service & 0818 303037 / 01-7028100
- BetterLet: Voluntary Landlord Accreditation Scheme

# Striking a balance

- Regulation is a part of the solution – needs to work in tandem with other measures to increase supply
- Focussing on enabling and empowering landlords and tenants
- Simplification of legislative framework
- Objective is reaching compliance
- There can be no tenancy agreement without a landlord and a tenant



# Thank you

