

REAL ESTATE

# Residential Tenancies (Miscellaneous Provisions) Act 2026

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3 MIN READ

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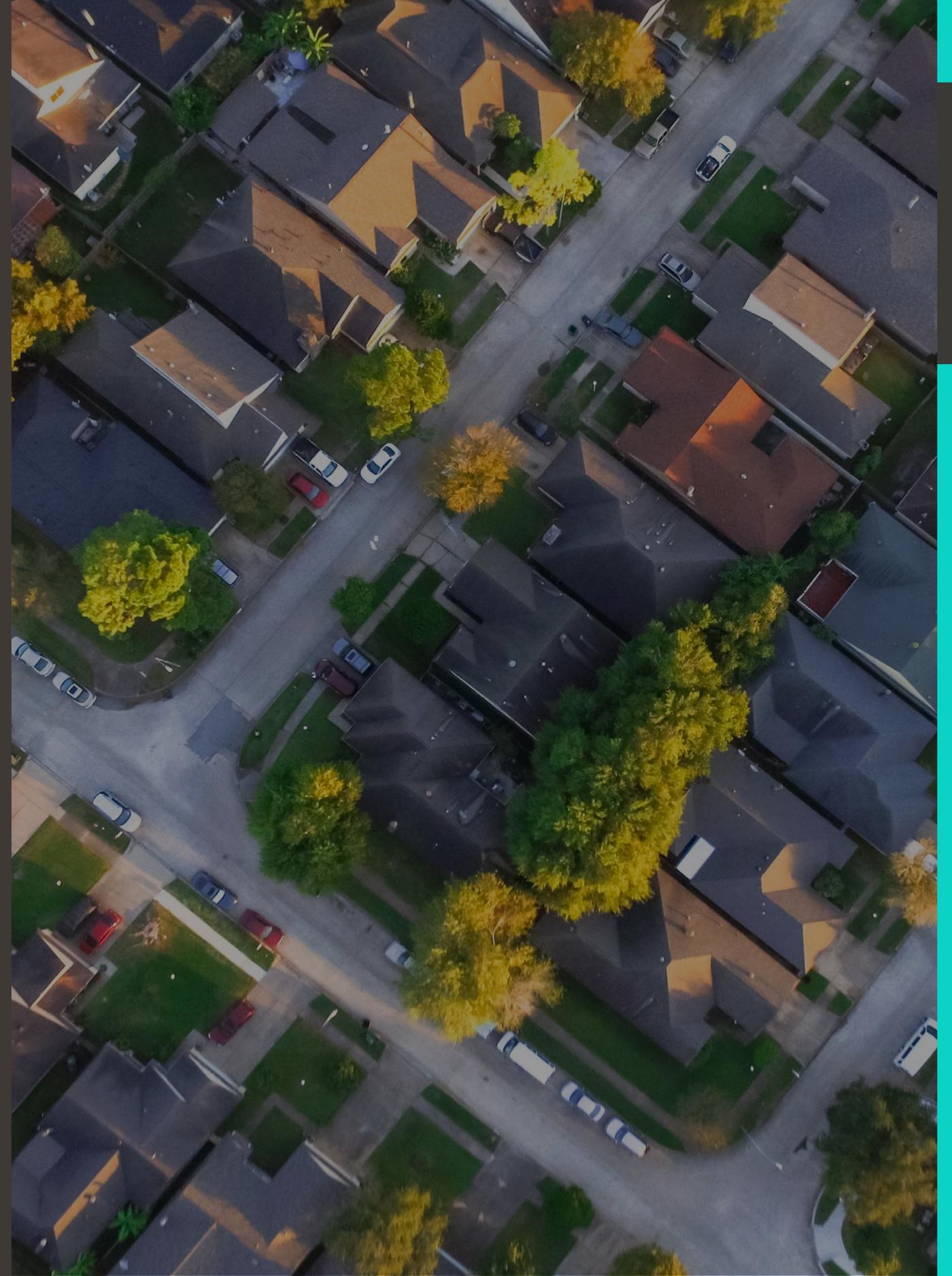
The Residential Tenancies (Miscellaneous Provisions) Act 2026 introduces significant changes to rent control and security of tenure for both the private rented sector and purpose-built student accommodation, with effect from 1 March 2026. The rules applying to a given tenancy depend on the identity of the landlord, the nature of the property and the point in time at which the tenancy is entered into. The resulting landscape is complex and the purpose of this document is to provide a high-level summary of the rules that apply to a number of common scenarios.

### General observations

- This document focuses on the position of a “large landlord”, being a company and / or a landlord with four or more tenancies. Different rules apply to small landlords, which are not considered here.
- References to “new” apartment or “new” PBSA schemes mean schemes with a commencement notice issued on or after

10 June 2025 in respect of either (i) the construction of the property, (ii) an extension by at least 25% of its pre-existing size or (iii) its change of use to use as an apartment complex which occupies at least 25% of the prior floor area.

- Where a landlord is entitled to rebase to market after either three or six years, that entitlement is subject to a requirement for the appropriate rent review restrictions having been applied in the intervening period.
- Where rent is being set or reviewed, the landlord needs to provide the tenant (and the RTB) with details of the rent payable for three comparable properties, obtained from a newly available public rent register.



## SUMMARY: PRIVATE RENTED SECTOR

	First rent	Rent review	Security of tenure	Termination
Tenancy in existing PRS scheme entered into pre 1 March 2026	Already set	CPI (not HICP) capped at 2%. Rebasing to market not permitted.	No change (unlimited duration after six months' occupation)	No change (all grounds available, to include redevelopment)
Tenancy in existing PRS scheme entered into after 1 March 2026	To market, where previous tenancy terminated due to tenant breach or voluntary departure.	CPI capped at 2%. Rebase to market after six years.	Unlimited duration after six months' occupation.	Only for tenant breach or unsuitability of the premises for tenant's needs.
Tenancy in "new" apartment scheme after 1 March 2026	Initial rent to market. Subsequent new tenancies to market also where previous tenancy ended due to tenant breach or voluntary departure.	CPI, <b>no cap</b> . Rebase to market after six years.	Unlimited duration after six months' occupation.	Only for tenant breach or unsuitability of the premises for tenant's needs.
Tenancy in "new" house scheme after 1 March 2026	Initial rent to market. Subsequent new tenancies to market also where previous tenancy ended due to tenant breach or voluntary departure.	CPI capped at 2%. Rebase to market after six years.	Unlimited duration after six months' occupation.	Only for tenant breach or unsuitability of the premises for tenant's needs.

## SUMMARY: PURPOSE-BUILT STUDENT ACCOMMODATION

	First rent	Rent review	Security of tenure	Termination
Tenancy in existing PBSA scheme entered into after 1 March 2026	Based on the rent payable under the previous tenancy, to be increased in accordance with CPI (capped at 2%). Rebase to market after three years. First market rebase from March 2029.	CPI capped at 2% <sup>1</sup> . Rebase to market after three years.	None – Part 4 does not apply.	Statutory termination rights do not apply – governed by the agreement.
Tenancy in "new" PBSA scheme entered into after 1 March 2026	Initial rent to market. Subsequent new tenancies based on the rent payable under the previous tenancy, to be increased in accordance with CPI (no cap). Rebase to market after three years.	CPI, no cap. Rebase to market after three years.	None – Part 4 does not apply.	Statutory termination rights do not apply – governed by the agreement.

<sup>1</sup> Existing PBSA arrangements created prior to 1 March 2026 which continue for more than 1 year remain subject to review of rent in accordance with CPI, capped at 2%. This is likely to arise infrequently give the usual annual turnover of these units.

## Key contacts



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