

Rental law changes from 1 March 2026: A guide for landlords



What is changing from 1 March 2026?

New rental rules from 1 March 2026:

- Change the rules on how and when a landlord can end a tenancy
- Introduce a national system of rent control

The changes only apply to new tenancies created from 1 March 2026. They do not change the rules for existing tenancies.

When and why can I end a tenancy after 1 March 2026?

All landlords can end a tenancy in the first six months for any reason. After six months, you can only end a tenancy for specific legal reasons. These depend on:

- When the tenancy began, and
- How many tenancies you have (for tenancies created from 1 March 2026).

Tenancy created from 1 March 2026

All landlords can end a tenancy at any time if:

- Your tenant breaches their obligations.
- The property is no longer suitable for the tenant's needs.

If you have 4 or more tenancies (or are a company): The 2 reasons above are the only reasons you can end a tenancy.

If you have 1 – 3 tenancies: There are some additional reasons you can end a tenancy:

- **During a 6-year tenancy cycle (Tenancy of Minimum Duration):**
 - If you need to sell to avoid undue financial or other hardship.
 - If you or a close family member needs to live in the property.
- **At the end of a 6-year tenancy cycle:**
 - If you or a family member needs to live in the property.
 - To sell the property.
 - To substantially refurbish or renovate.
 - To change the use of the property.

Tenancy created before 1 March 2026

You can end the tenancy at any time for 6 reasons:

- If your tenant breaches their obligations.
- If the property is no longer suitable for the tenant's needs.
- If you or a family member needs to live in the property.
- To sell the property.
- To substantially refurbish or renovate.
- To change the use of the property.

There is no difference based on how many tenancies you have.

Tenancy created before 11 June 2022

At the end of a Part 4 or Further Part 4 tenancy term, you can also end the tenancy for any reason. It does not have to be one of the 6 specific reasons for tenancies created before 1 March 2026.

What are the new rules on rent increases?

From 1 March 2026, a new national system of rent control applies to all private tenancies and Student Specific Accommodation (SSA). Under this system:

- Rent can only be increased once per year by 2% - or by inflation if that's lower. The rate of inflation is measured by the Consumer Price Index (CPI).
- **For private tenancies created after 1 March 2026:** Re-setting to market rent is allowed in specific cases. These are:
 - When a new tenancy begins (but only if the last tenancy ended because the tenant left by choice, breached their obligations or if the property no longer suits their needs).
 - At the end of a 6-year tenancy cycle (Tenancy of Minimum Duration).
- **For existing tenancies created before 1 March 2026:** Re-setting to market rent is not allowed.

Exceptions:

- **For new apartments and SSA (construction commenced from 10 June 2025):** Annual increases can follow CPI, there is no 2% cap.
- **Re-setting to market rent for SSA:** Only allowed once every 3 years from 1 March 2029.
- **Approved Housing Body and cost rental tenancies:** National rent control rules do not apply.

Tenancy type	Annual increase allowed	Re-setting to market rent
Private tenancy started before 1 March 2026	➤ 2% - or rate of inflation (CPI) if lower	➤ Not allowed
Private tenancy started after 1 March 2026	➤ 2% - or rate of inflation (CPI) if lower	<ul style="list-style-type: none"> ➤ Allowed at beginning of new tenancy, except after a 'no-fault termination' ➤ Allowed at end of 6-year tenancy cycle
New private apartment (construction commenced after 10 June 2025)	➤ In line with inflation (CPI). No 2% cap applies.	<ul style="list-style-type: none"> ➤ Allowed at beginning of new tenancy, except after a 'no-fault termination' ➤ Allowed at end of 6-year tenancy cycle
Student specific accommodation (SSA)	➤ 2% - or rate of inflation (CPI) if lower	➤ Allowed once every 3 years from 1 March 2029
New SSA (construction commenced after 10 June 2025)	➤ In line with inflation (CPI). No 2% cap applies.	➤ Allowed once every 3 years from 1 March 2029

Need more help?

The Residential Tenancies Board regulates Ireland's rental sector. For detailed information and support to comply with rental, visit [rtb.ie](https://www.rtb.ie)

