

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



What is changing from 1 March 2026?

New rental rules from 1 March 2026:

- Introduce stronger tenant protections
- Change the rules on how 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.

Under the new rules, how long can I stay in my rented home?

Security of tenure is your right to stay in your rented home. You get it when:

- You have lived in the property for six continuous months, and
- Your landlord has not served a valid Notice of Termination in that time.

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

- When your tenancy began, and
- How many tenancies your landlord has (for tenancies created from 1 March 2026).

Tenancy created from 1 March 2026

You will have a minimum 6-year tenancy cycle (called a Tenancy of Minimum Duration). But your landlord can end your tenancy at any time if:

- You breach your obligations.
- The property is no longer suitable for your needs.

If your landlord has 4 or more tenancies (or is a company): The 2 reasons above are the only reasons they can end your tenancy.

If your landlord has 1 – 3 tenancies: There are some additional reasons they can end your tenancy:

- **During a 6-year tenancy cycle:**
 - If they need to sell to avoid undue financial or other hardship.
 - If the landlord or a close family member needs to live in the property.
- **At the end of a 6-year tenancy cycle:**
 - If the landlord 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

Your landlord can end your tenancy at any time for 6 reasons:

- If you breach your obligations.
- If the property is no longer suitable for your needs.
- If the landlord 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 the landlord has.

Tenancy created before 11 June 2022

At the end of a Part 4 or Further Part 4 tenancy term, your landlord can also end your 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 where 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	➤ 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.	➤ 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. If your landlord breaks rental law, you can apply to the RTB for dispute resolution or report your landlord for investigation.

Visit [rtb.ie](https://www.rtb.ie) for more information.

