

# Setting and reviewing rent from 1 March 2026: A guide for landlords



## 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.

	Annual increase allowed	Re-setting to market rent
<b>Private tenancy started <u>before</u> 1 March 2026</b>	> 2% - or rate of inflation (CPI) if lower	> Not allowed
<b>Private tenancy started <u>after</u> 1 March 2026</b>	> 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
<b>New private apartment (construction commenced after 10 June 2025)</b>	> In line with inflation (CPI). <b>No 2% cap</b> applies.	> Allowed at beginning of new tenancy, except after a 'no-fault termination' > Allowed at end of 6-year tenancy cycle
<b>Student specific accommodation (SSA)</b>	> 2% - or rate of inflation (CPI) if lower	> Allowed once every 3 years from 1 March 2029
<b>New SSA (construction commenced after 10 June 2025)</b>	> In line with inflation (CPI). <b>No 2% cap</b> applies.	> Allowed once every 3 years from 1 March 2029

# 5-step guide to setting or reviewing rent correctly

## Step 1: Check rent control rules

Before you begin, use the reference table in this leaflet to check the rules that apply for your rent setting or rent review.

## Step 2: Calculate new rent

Choose the correct route to calculate your rent and follow the instructions:

- > **Route 1: My rent increase is capped**
  - > First, go to [rtb.ie](http://rtb.ie) and use the RTB Rent Calculator to calculate the maximum rent increase allowed.
  - > Next, use the RTB Rent Register at [rtb.ie](http://rtb.ie) to confirm that your rent setting is not above market rent. You will need examples of rent paid for three similar properties.
- > **Route 2: I can set to market rent**
  - > Market rent is the amount a tenant would reasonably pay a landlord for a similar home in a comparable area at the time the tenancy begins. From 1 March 2026, if you are setting to market rent you must:
    - Give your tenant a statement that the new rent is not above market rent
    - Include details of rent paid for three similar properties from the RTB Rent Register in your statement.
  - > To begin, visit the RTB Rent Register at [rtb.ie](http://rtb.ie) to find comparable rents.

## Step 3: Complete a rent setting or rent review form

- > Go to [rtb.ie](http://rtb.ie) and download a Notice of Rent Setting or Notice of Rent Review template.
- > Complete the notice and save a digital copy in .PDF format.
- > Collect and save all other documents that should accompany your rent setting or rent review notice. For example, a printout from the RTB Rent Register or RTB Rent Calculator.

## Step 4: Send to your tenant and the RTB

- > **For a rent setting notice:** You must send the notice to your tenant and the RTB at the start of the tenancy.
- > **For a rent review notice:** You must send the notice to your tenant and the RTB at the same time. Make sure you serve it at least 90 days before the new rent will take effect.
- > You can send the notice to your tenant by post or email. If you send it by post, we recommend that you keep a record of postage.
- > To submit your notice to the RTB, go to the RTB Service Centre at [rtb.ie](http://rtb.ie) and upload your notice.
- > If you cannot submit the notice online, you can post it to:

Residential Tenancies Board,  
PO Box 13841, Freepost FKY7736,  
Killorglin, Co Kerry.

You should keep a record of postage.

## Step 5: Add rent details to your tenancy registration record

- > Log in to your Tenancy Registration Account and make sure that the rent details are updated on your registration record.

## Need more help?

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

