

Notice of Exemption from Rent Increase Restrictions on Rent Review

Notice served in accordance with section 19(5B) of the Residential Tenancies Act 2004 (as amended) when the rent is set pursuant to a rent review.

Notice for tenants

This notice informs you that the rent is exempt from rent increase restrictions.

Serving a Notice of Exemption

Your landlord must serve this notice on both you and the Residential Tenancies Board within one month from the setting of the rent.

Landlord checklist

- | | |
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| ☐ I have read and understand the guidance on setting and reviewing rent at www.rtb.ie . | ☐ I understand that floor area means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997). |
| ☐ I have served a notice of rent review on the tenant(s) and RTB at least 90 days before the new rent takes effect. | |
| ☐ I have read on www.rtb.ie and understand the penalties for giving false and misleading information about an exemption, and for claiming an exemption where it does not apply. | |
| ☐ I have provided all relevant supporting information to prove why an exemption applies. | ☐ If inflation only rent increase restriction applied to a new apartment or student specific accommodation (SSA) commenced from 10 June 2025 – I have a commencement notice or a 7-day notice, and a related certificate of compliance upon completion, under the Building Control Act 1990 that were submitted to a building control authority on or after 10 June 2025. I understand I may be asked to produce these documents during an RTB investigation or if a dispute is referred to the RTB. |



Part A: Tenancy details

1. Tenancy type ☐ Private tenancy ☐ Student-specific accommodation

2. Dwelling address

3. Eircode

4. Registered tenancy (RT) number

5. Tenancy start date

 / /

Part B: Details of new rent

6. Current rent amount

€

7. Current rent frequency

☐ Weekly

☐ Fortnightly

☐ Monthly

8. Date last notice of rent review served

 / /

9. New rent amount

€

10. New rent frequency

☐ Weekly

☐ Fortnightly

☐ Monthly

11. Date new rent takes effect

 / /

12. Date this notice is signed and served

 / /

Part C: Notice of Exemption from Rent Increase Restriction upon Rent Review

13. The landlord states that, in the landlord's opinion, this rent setting is exempt from national rent increase restrictions for the reason(s) selected below.

Substantial change	
☐ Reason 1: Permanent extension	Works were carried out that permanently extended the dwelling and increased the floor area by at least 25% of the floor area as it stood immediately before the works began. 'Floor area' means (a) in the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, the floor area recorded in respect of the dwelling on the BER register on the basis of a BER assessment in accordance with those Regulations, and (b) in any other case, the floor area within the meaning of Article 6 of the Building Regulations 1997 (S.I. No. 497 of 1997).
☐ Reason 2: Building primary energy use (as per BER certificate) reduced by at least 150 kWh per metre squared per year	In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply, works were carried out that reduced the building's primary energy use (as per BER certificate) by at least 150 kWh per metre squared per year.
☐ Reason 3: Other works completed	Works carried out resulted in at least 3 or more of the following (please tick all that apply): ☐ The internal layout of the dwelling was permanently changed. ☐ The dwelling was adapted to provide for access and use by a person with a disability, as defined in the Disability Act 2005. ☐ A permanent increase in the number of rooms in the dwelling. ☐ In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a primary energy use (as per BER certificate) of more than 225 kWh per metre squared per year, that usage was reduced by at least 75 kWh per metre squared per year. ☐ In the case of a dwelling to which the European Union (Energy Performance of Buildings) Regulations 2012 (S.I. No. 243 of 2012) apply and that has a primary energy use (as per BER certificate) of up to 225 kWh per metre squared per year, that usage was reduced by at least 50 kWh per metre square per year.
Reason 1 - 3: Declaration by landlord	
☐ The landlord confirms that the works carried out, and identified above, do not solely consist of works carried out for the purposes of complying with the landlord's obligation under section 12(1)(b) of the Residential Tenancies Act 2024, as amended, including to meet the minimum standards for residential rental accommodation. Please tick the box to confirm.	

End of 6-year or 3-year cycle	
☐ Reason 4: Private tenancy - end of 6-year Tenancy of Minimum Duration cycle	The tenancy commenced on or after 1 March 2026. Following a period of at least six years when the national rent increase restriction was applied, the restriction does not apply to next rent setting. At all times, a landlord must not set a rent greater than the market rent.
☐ Reason 5: Student specific accommodation tenancy - end of 3-year cycle	The SSA tenancy/licence commenced on or after 1 March 2026 and before 1 March 2029 and the rent increase restriction was applied to that tenancy during at least the 3 years directly before this rent setting. or The SSA tenancy/licence commenced on or after 1 March 2029 in a dwelling that was used as SSA and under tenancy/licence for at least six months during each of the past three years and the rent increase restriction was applied during that time.

Part D: Supporting documents

Landlords must provide documents that support any exemption claimed. This may include for example, the old and new BER certificates, a letter of certification confirming the nature of any structural changes from an architect, chartered surveyor, chartered engineer or any related planning permission.

14. Please list all supporting documents attached:

a.
b.
c.
d.
e.
f.

Part E: Landlord / authorised agent details

15. Who is this notice completed by?

☐

Landlord

☐

Landlord's authorised agent

16. Landlord's name:

17. Authorised agent's name (if applicable):

18. Submitter's address:

19. Eircode

20. I declare that all the information I have given on this notice is correct

☐

21. Name (BLOCK CAPITALS)

22. Signature

Serving a Notice of Exemption from the Rent Increase Restrictions on Rent Review

You must serve the notice to your tenant and serve a copy on the RTB within 7 days of the date the notice is served on the tenant. You can send it to your tenant by post or email. If you send it by post, we recommend that you keep a record of postage.

To submit this notice to the RTB:

- Go to www.rtb.ie.

- Log in to the RTB Service Centre 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.

The Notice of Exemption from Rent Increase Restriction upon Rent Review is included in Part D of the Notice of Rent Review. If not already served as part of the notice of rent review, this notice must be served (in the same manner as a notice of rent review) on the tenant and the RTB within one month from the date of setting of the rent.