

## Private Rented Dwellings

Landlords are legally obligated to ensure that their private rented dwellings are maintained to a good standard of accommodation and comply with regulations.

Are you aware of a private rented dwelling with any of the following issues:

- Gross Overcrowding
- Fire Safety
- Ventilation
- Dampness
- Heating
- Pests
- Electrical Safety
- Bathroom Facilities

Please report any issues to us at:  
E-mail: [privaterented@dublincity.ie](mailto:privaterented@dublincity.ie)  
Telephone: 222 6500

## Buy and Renew Scheme\*

We are interested in buying empty residential properties in need of substantial repair.

These properties should be long-term vacant or derelict. If you are the owner of one of these properties we are interested in buying the property from you at current market value.

E-mail: [buyandrenew@dublincity.ie](mailto:buyandrenew@dublincity.ie)  
Telephone: 222 6036

## Acquisitions Programme

We purchase new and second hand vacant residential properties throughout the city.

If you are interested in selling your property to us, please contact us and we will look into buying your house or apartment.

E-mail: [housingacquisitions@dublincity.ie](mailto:housingacquisitions@dublincity.ie)  
Telephone: 222 2329 or 222 6636

## The Repair and Leasing Scheme (RLS)\*

The focus of the scheme is to deliver housing while maximising the use of existing built housing stock in the city.

We are offering funding to owners with vacant housing units that require refurbishment works up to a maximum cost of €40,000\*\* inclusive of VAT. We will pay for the repair works in return for the property being made available for social housing through a lease for a period of at least 5 years.

Refurbishment works carried out must bring the property up to the standards for Rented Housing Regulations. The capital investment cost required to refurbish the property is offset against the agreed future rental payments. Rental payments are agreed at 80% of market related rent for a house and 85% for an apartment where we take on the landlord responsibilities. If you wish to take on the role of the landlord, rental income is paid at 92% of current market related rent. The scheme provides for regular rent reviews.

*\*\*€50,000 inclusive of VAT if the property was previously a bedsit type dwelling.*

### The Benefits of The Repair and Leasing Scheme:

- Guaranteed Rental Income
- No management of tenants where a Direct Lease Arrangement has been chosen
- No rent or arrears collections
- No maintenance of the residential property after the first six months of the lease if a Direct Lease Arrangement has been chosen
- No advertising or administration fees

E-mail: [rls@dublincity.ie](mailto:rls@dublincity.ie)  
Telephone: 222 6036

# Attention

## All Property Owners

**Did you know that if you have a vacant property in Dublin, Dublin City Council have a number of schemes that you may be interested in.**



## Rental Accommodation Scheme (RAS)\*

The Rental Accommodation Scheme (RAS) is an initiative to cater for people who are in receipt of rent supplement and living in the private rented sector for 18 months or more.

Under the Scheme, we will enter into direct contracts with landlords for their properties for a minimum of 4 years.

### The Benefits of RAS:

You will receive prompt payments directly from us for the duration of the RAS contract. Since 1st January 2016, landlords who rent to tenants in receipt of social housing supports such as RAS may avail of increased tax relief. This allows you to claim 100% on your mortgage interest as an expense against the rental income.

Telephone: 222 5299  
E-mail: [ras@dublincity.ie](mailto:ras@dublincity.ie)

## Housing Assistance Payment (HAP)\*

HAP is a form of social housing support provided by all local authorities.

HAP replaces rent supplement for those with a long term housing need who qualify for social housing support. Under HAP, local authorities provide housing assistance for households with a long term housing need, including many long term Rent Supplement recipients.

Under the scheme, we will make payments on behalf of tenants directly to the landlord for rent subject to maximum rent limits.



### The Benefits of HAP:

You will be paid electronically on the last Wednesday of each month.

Since 1st January 2016, landlords who rent to tenants in receipt of social housing supports such as HAP may avail of increased tax relief. This allows you to claim 100% on your mortgage interest as an expense against rental income.

Telephone: 222 6400  
E-mail: [hap@dublincity.ie](mailto:hap@dublincity.ie)  
Website: [www.hap.ie](http://www.hap.ie)

## Long Term Leasing Initiative\*

Would you like to lease your property to Dublin City Council and be guaranteed an income for 10-20 years?

If you are a Property Owner with a house or apartment in good condition which is vacant at present, we would be interested in hearing from you.

Leasing your property to Dublin City Council will take the uncertainty out of being a landlord and will guarantee you the benefits listed.

### The Benefits of Long Term Leasing:

- Guaranteed Rental Income
- No management of tenants
- No rent or arrears collections
- No maintenance of the residential property after the first six months of the lease
- No requirement to register with the Residential Tenancy Board
- No advertising or administration fees

Telephone: 222 5299  
E-mail: [leasing@dublincity.ie](mailto:leasing@dublincity.ie)



## Homeless Housing Assistance Payment (HAP)\*

Homeless HAP is in general the same scheme as HAP but differs in that it provides discretion to exceed the HAP rent limits for homeless households.

Two months' rent is offered to you in advance as well as the deposit. Further information on rates and rent limits can be found on [www.hap.ie](http://www.hap.ie).

To qualify for Homeless HAP, a household must be residing in homeless accommodation and be registered as homeless with one of the four Dublin Local Authorities.

Since 1st January 2016, landlords who rent to tenants in receipt of social housing supports such as HAP may avail of increased tax relief. This allows you to claim 100% on your mortgage interest as an expense against rental income.

### The Benefits of Homeless HAP:

Guaranteed monthly rental payment by the Council to the landlord  
No letting costs or advertisement or estate agent fees  
Rental payments are made electronically  
Competitive rental rates

E-mail: [homelesshap@dublincity.ie](mailto:homelesshap@dublincity.ie)

**For more information on any of these schemes, please visit:**

[www.dublincity.ie](http://www.dublincity.ie)  
[www.hap.ie](http://www.hap.ie)  
[www.homelessdublin.ie](http://www.homelessdublin.ie)  
[www.housing.gov.ie](http://www.housing.gov.ie)

*\*Terms and conditions apply*

