

FAQ's - Rental Accommodation Scheme Information for Landlords

1. What type of property is required?

Generally, one, two, three and four bedroom houses & apartments are required in Dublin City Council.

2. What type of contracts are available?

Availability Contract

Dublin City Council offer a 6-year contract with rental income guaranteed for term of contract. Rent reviews are in line with the Rental Pressure Zone legislation currently on an annual basis.

3. Why might the local authority refuse my property?

There are three main reasons why your property would not be considered.

1. The property may not be of a suitable condition to lease.
2. Agreement on rent may not be reached.
3. The property owner/landlord is not tax compliant.

4. What documents/details do I need to give the Council?

A full list of required documents are provided on the Rental Accommodation Scheme Application Form for Landlords.

5. How will rent levels be determined?

Rent levels will be determined by negotiation between the property owner/ landlord and the Local Authority; they will reflect local market rents and be subject to review annually in line with current Rental Pressure Zone legislation. Please check the RTB website.

6. When and how is the rent paid?

The rent will be paid monthly in advance by electronic transfer directly into a bank account. Please note that, if the property owner/landlord is living outside of Ireland, the rental income is subject to 20% withholding tax. Further details on this aspect are available on www.revenue.ie.

7. Do I need a tax clearance access number (TCAN)?

Yes, an up to date tax clearance access number (TCAN) will be required. Payments can be suspended if your tax clearance access number expires.

8. Does the tenant pay rent directly to Dublin City Council?

Yes. The Tenant pays rent to the Local Authority under the Differential Rent Scheme. The Tenant has no financial obligation to the property owner/landlord.

9. Am I responsible for the payment of the NPPR charge, Household charge & Property Tax?

Yes. You as the property owner/landlord are responsible for the payment of these charges as well as all other charges and taxes that may be introduced by the Government during the term of the lease.

10. Will the Council inspect the property?

Properties must be of a very good to excellent standard and condition. During the negotiation process the Council will arrange an inspection of the property to ascertain its suitability for inclusion under rental arrangements. Properties must comply with the Private Rental Standards, which can be found in the RTB website and must also comply with all planning and Building Regulations.

11. Does the Property need to be furnished?

Yes, the property needs to be furnished.

12. Do I have to register the lease with the Residential Tenancies Board (RTB)?

Yes.

13. Who will be responsible for the Maintenance and repairs to my property?

The property owner/landlord is responsible to manage the tenancy and to manage and maintain the property. This includes annual boiler maintenance.

14. Who is responsible for the structural maintenance of the property?

The property owner/landlord of the property will retain responsibility for structural maintenance, structural insurance and structural repair.

15. Who is responsible for grass cutting/window cleaning?

The tenant in the case of houses and the Management Company in the case of apartments.

16. In the case of an apartment, who pays the Management Service Charge?

The management fees remain the responsibility of the property owner/landlord.

17. Who pays the refuse charges?

Where there is a management company service charge, refuse charges are usually included in this (and are the responsibility of the property owner/landlord). Where there is no management service charge the tenant will be liable for the refuse charges.

18. Who insures the property?

In the case of apartments, the insurance will be covered as part of the management service charge, and are the responsibility of the property owner/landlord. In the case of houses, you, the property owner/landlord will be required to maintain buildings and insurance, as you would be liable for any structural repairs e.g. roof. You will be required

to maintain contents insurance for the furniture you provide. It is the tenant's responsibility to have insurance for his or her own property contents.