

## **Frequently Asked Questions**

### **Rental Accommodation Scheme - Information for Landlords**

#### **What is the Rental Accommodation Scheme (RAS)?**

The Rental Accommodation Scheme (RAS) is based on a three-way relationship between the local authority, the landlord and the tenant. Under RAS, Dublin City Council draw up contracts with landlords to provide housing, for 6 years, to people with a long-term housing need.

Dublin City Council pays the rent directly to the landlord on behalf of the tenant. The main "landlord and tenant" relationship remains between the property owner and the RAS tenant. The property is not rented to Dublin City Council, it is rented to the RAS tenant on a contractual basis.

#### **What type of property is required?**

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

#### **What type of contract is available?**

##### **Availability Contract**

Dublin City Council offer a 6-year contract with rental income guaranteed for the term of the contract. The contracts are renewed on a 6 yearly basis. Rent reviews are in line with Rent Pressure Zone legislation which is currently a maximum of 2% increase on an annual basis.

#### **What if I need my property back before the contract ends?**

If the landlord needs to leave the RAS scheme at any point they need to serve a Notice of Termination to the tenant and send a copy to Dublin City Council.

The Notice of Termination must be in line with current Housing Legislation. Periods of notice, templates of notices and reason why and when notice can be served can be found on the Residential Tenancies Boards website [www.rtb.ie](http://www.rtb.ie).

#### **What if the tenant is re-housed during the contract period?**

Under the Availability Contract if the tenant is re-housed during your contract DCC will continue to pay during a vacant period (maximum of 3 months) until a new tenant is made an offer of the property.

### **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.

### **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.

### **How will rent levels be determined?**

The initial rent level will be determined by negotiation between the property owner/ landlord and Dublin City Council. The amount offered will reflect a maximum of 92% of current local market rents and be subject to review annually in line with Rent Pressure Zone legislation.

### **When and how is the rent paid?**

The rent will be paid by Dublin City Council monthly in advance (processed on the 1<sup>st</sup> Friday of the month) by electronic transfer directly into the landlord's 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](http://www.revenue.ie).*

### **Do I need a tax clearance access number (TCAN)?**

Landlords must be tax compliant and remain so for the duration of the contract. If a valid TCAN is not provided it may result in the rent payments being placed on hold.

### **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.

### **Am I responsible for the payment of the 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.

### **Will the Council inspect the property?**

Properties would be required to meet the minimum housing regulations and standards and must also comply with all planning and Building Regulations. An Environmental Health Officer from Dublin City Council will inspect the property to ensure it meets these standards before a property is accepted onto the scheme.

Inspections are then done at Contract Renewal stage or if requested by a tenant, if they feel the property has fallen below minimum rental standards.

### **Does the Property need to be furnished?**

Yes, the property needs to be furnished. RAS cannot accept an unfurnished property.

### **Who manages the tenancy?**

The main "landlord and tenant" relationship remains between the property owner and the RAS tenant. The property is not rented to the Local Authority, it is rented to the RAS tenant on a contractual basis. The local authority acts as agent on behalf of the tenant. Therefore it is the landlord's responsibility to manage the tenancy.

### **Do I have to register the lease with the Residential Tenancies Board (RTB)?**

The Residential Tenancies Acts 2004-2020 govern the relationship between the landlord and the tenant. Under the terms of these Acts, a RAS tenancy must be registered with the RTB. If the tenancy is not registered, the landlord cannot avail of the dispute resolution services of the RTB should an issue arise with the tenancy. As Dublin City Council is neither a landlord nor a tenant under a RAS agreement, it does not have a role in the tenancy under the Residential Tenancies Act 2004 (as amended) and therefore cannot refer or be referred to the Residential Tenancies Board.

### **Who will be responsible for the Maintenance and repairs to my property?**

It is the property owner/landlord's responsibility to manage the tenancy and to manage and maintain the property. This includes annual boiler maintenance.

### **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.

### **Who is responsible for grass cutting/window cleaning?**

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

### **In the case of an apartment, who pays the Management Service Charge?**

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

### **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.

### **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. The landlord is also obligated to ensure they have Public Liability insurance as per the RAS contract. 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.