



An Bille um Thionóntachtaí Cónaithe (Easpa Dídine Teaghlaigh a Chosc), 2018
Residential Tenancies (Prevention of Family Homelessness) Bill 2018

Mar a tionscnaíodh

As initiated



**AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (EASPA DÍDINE TEAGHLAIGH A
CHOSC), 2018**
**RESIDENTIAL TENANCIES (PREVENTION OF FAMILY HOMELESSNESS) BILL
2018**

Mar a tionscnaíodh

As initiated

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1. Amendment of Residential Tenancies Act 2004
2. Short title

ACT REFERRED TO

Residential Tenancies Act 2004 (No. 27)



AN BILLE UM THIONÓNTACHTAÍ CÓNAITHE (EASPA DÍDINE TEAGHLAIGH A CHOSC), 2018
RESIDENTIAL TENANCIES (PREVENTION OF FAMILY HOMELESSNESS) BILL
2018

Bill

entitled

An Act to amend to amend the Residential Tenancies Act 2004 to give greater protection to households renting from buy-to-let landlords. Under the Act it would no longer be legal to evict tenants in buy-to-let properties on the grounds that the property is to be sold. A sale could take place however with the current tenant and any remaining portion of the tenancy agreement still in place. 10

Be it enacted by the Oireachtas as follows:

Amendment of Residential Tenancies Act 2004

1. The Residential Tenancies Act 2004 is amended by inserting the following section after section 34: 15

“Restriction on termination of tenancies of buy-to-let dwellings

34A. (1) A Part 4 tenancy may not be terminated by the landlord on the ground specified in paragraph 3 of the Table to section 34 where the property to which the tenancy agreement relates is the subject of an existing investment mortgage. 20

(2) Subsection (1) applies to all tenancies, including a tenancy created before the coming into operation of this section.

(3) Where, immediately before the coming into operation of this section, a notice of termination has been served on a tenant in reliance upon a ground provided for in paragraph 3 of the Table to section 34, section 34 shall continue to apply to that notice as if this section had not been enacted. 25

(4) In this section, ‘investment mortgage’ means a mortgage which has been taken out as security in respect of a residential property that was not at the time of its purchase intended to serve as the principal private residence of the mortgagee, and is subsequently the subject of a tenancy agreement.”. 30

Short title

2. This Act may be cited as the Residential Tenancies (Prevention of Family Homelessness) Act 2018.

An Bille um Thionóntachtaí Cónaithe (Easpa
Dídine Teaghlaigh a Chosc), 2018

BILLE

(mar a tionscnaíodh)

dá ngairtear

Acht do leasú an Achta um Thionóntachtaí Cónaithe, 2004 chun cosaint níos fearr a thabhairt do líonta tí a bhfuil maoin ar cíós acu ó thiarnaí talún ‘ceannach lena ligean’. Faoin Acht, ní bheadh sé dleathach a thuilleadh tionóntaí i maoin ‘ceannach lena ligean’ a dhíshealbhú ar na forais go bhfuil an mhaoín le díol. D’fhéadfaí an mhaoín a dhíol, áfach, agus an tionónta reatha agus aon chuid den chomhaontú tionóntachta a bheidh fágtha fós in situ.

*An Teachta Eoin Ó Broin a thug isteach,
12 Deireadh Fómhair, 2018*

Residential Tenancies (Prevention of Family
Homelessness) Bill 2018

BILL

(as initiated)

entitled

Act to amend the Residential Tenancies Act 2004 to give greater protection to households renting from buy-to-let landlords. Under the Act it would no longer be legal to evict tenants in buy-to-let properties on the grounds that the property is to be sold. A sale could take place however with the current tenant and any remaining portion of the tenancy agreement still in place

*Introduced by Deputy Eoin Ó Broin,
12th October, 2018*
