

Short-Term Letting Regulations

As part of the measures to help address pressures in the private housing rental market, new planning legislative reforms regulate the short-term letting sector – as provided for in the Residential Tenancies (Amendment) Act 2019 and supplementary regulations made by the Minister for Housing, Planning and Local Government entitled the Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019 – came into effect on 1st July 2019.

The reforms are primarily aimed at addressing the impact on the private rental market of the use of residential homes for short term tourism type letting in areas of high housing demand. Accordingly, the new provisions will only apply in areas designated as “Rent Pressure Zones” (RPZ) under the Residential Tenancies Act 2004, as amended.

Rent pressure zones are designated under the Residential Tenancies Act 2004. Carlow town and its surrounding hinterlands is the only Rent Pressure Zone in County Carlow at present. To check if your property is in a **Rent Pressure Zone (RPZ) in Carlow**, please use the search calculator located on the Residential Tenancies Board website [here](#). [RPZ Calculator \(rtb.ie\)](#)

Short-term letting in areas outside the designated rent pressure zones are not impacted in any way by the new arrangements.

The supplementary new Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019 amend the Planning and Development Regulations 2001, as amended and apply from 1st July 2019. The following is a brief summary of the main requirements arising from the combined provisions in the act and the regulations which only apply to rent pressure zones;

- Short-term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days.
- Residents, including home-sharers, will be allowed to let their entire principal private residence (house or apartment) on a short-term basis for a cumulative period of up to 90 days per calendar year where they are temporarily absent from their home (and do not require a change of use planning permission).
- Where the 90-day threshold is exceeded, change of use planning permission will be required.
- Where the house or apartment is not a ‘principal private residence’ (i.e. where it is not ordinarily lived in by the owner or leased as a long-term residential accommodation), the 90 day exemption does not apply and change of use planning permission will be required for all short-term letting.
- Home-sharing (the letting of a room or rooms in a person’s principal private residence) will continue to be permissible on an unrestricted basis and be exempt from the requirements to apply for planning permission.

Short-term Lettings

What are the New Rules?

Rebuilding Ireland

What is a Short-term Let?


From when do the changes apply?

Where do they apply?

Residential lettings (for tourism or otherwise) to different occupants for periods of **14 days or less**

2019
1
July

Within Rent Pressure Zones

Principal Private Residence		
 Homesharing (room(s) only)		No New Restrictions
 Homesharing (entire home)	Up to 90 Days per year	No New Restrictions
	90+ Days per year	Change of Use Planning Permission Required*
Non-Principal Private Residence		
		Change of Use Planning Permission Required*

* unless the property already has a specific planning permission to be used for tourism or short-term letting.

All properties available for homesharing must be registered with the local authority

If you homeshare your principal private residence in a rent pressure zone and wish to avail of the new planning exemptions, you will need to register with Carlow County Council and fulfil specified reporting obligations:

- **Form 15** should be completed at the start of the year. [FORM 15 - START OF YEAR NOTIFICATION.pdf](#)
- **Form 16** should be completed when the 90-day cap has been reached. [FORM 16 - NOTIFICATION FORM FOR SHORT TERM LETTING \(Exceed 90 Days\).pdf](#)
- **Form 17** should be completed at the end of the year. [FORM 17 - END OF YEAR NOTIFICATION.pdf](#)

Please submit all forms and queries;

- By post to: Short-Term Letting Department, Planning Department, Carlow County Council, Athy Road, Carlow, R93 E7R7.
- By email to: planningdevman@carlowcoco.ie

Please ensure the property subject of the application is within County Carlow. We cannot accept forms intended for other County Councils.

A 'Frequently Asked Questions' document has been prepared to assist in providing a more comprehensive and detailed understanding of the new short-term letting reforms and the

new reporting obligations on home-sharers. [Frequently Asked Questions \(FAQ's\)](#).
<https://assets.gov.ie/125881/05bec85b-b2d4-4256-803c-7f0d84cb4161.pdf>

Making a Complaint

A complaint must be lodged in writing to Carlow County Council if you believe that unauthorised activity may have been, is being or may be about to be carried out.

Complaints should include the following information:

- Your name (this will remain confidential). **The identity of the complainant is confidential, in line with Section 35 of the Freedom of Information Act 1997 – 2014.**
- Your address and phone number.
- The address of the property/development including apartment number, if applicable.
- Any details you have relating to the owner or occupier of the property, property management company.
- A brief description of the alleged short-term use which may include frequency or numbers of visitors and dates/details of arrivals/departures.
- Link to advertisement on short-term letting platforms.

Please submit your complaint:

- By post to: Short-Term Letting Department, Planning Department, Carlow County Council, Athy Road, Carlow, R93 E7R7.
- By email to: planningdevman@carlowcoco.ie

For more information, please see attached S.I No. 235 of 2019, Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019. [pdf \(irishstatutebook.ie\)](#)