Guide to Standards for Rented Residential Accommodation

Landlords must ensure that their rented properties provide tenants with a safe and healthy environment to live in and comply with the standards set out in the Housing (Standards for Rented Houses) Regulations 2019. Local Authorities are responsible for the enforcement of the regulations. As a landlord, you may face legal action if your property does not meet the required rental standards or if you prevent an authorised inspector from carrying out an inspection. The information below summarises the rental standards and highlights landlords' obligations. For further details please contact your local authority.

1

The building must be free from damp and in good structural repair (internally and externally).

2

There must be cold water and a facility for the piped supply of hot water.

Within each house, flat or apartment there must be sanitary facilities, fully enclosed and separated from adjoining rooms. The facilities must be in a safe condition, well-ventilated and in good working order.

3

Private residential leases of less than 10 years

Kitchen appliances must be in good condition and safe working order. A 4-ring hob, oven, grill, fridge/freezer, microwave and sink that supplies safe drinking water, facilities for hot water and adequate draining must be provided. There must be an adequate number of kitchen presses. Kitchens must be fitted with cooker hoods or extractor fans for the effective and safe removal of fumes to the external air.

Private residential leases of 10 years or more, and AHB or local authority-owned dwellings

The above applies, but while the facilities to install white goods must be provided, white goods do not have to be supplied.

4

There must be a washing machine or access to a communal washing facility in the building or within its grounds.

If there is no exclusive access to a private yard or garden, a dryer or access to a communal dryer must be provided.

5

All habitable rooms must have adequate natural and artificial lighting. Halls, stairs and landings must have adequate artificial lighting.

6

All rooms, including bathrooms and shower rooms, except for kitchens with a floor area of less than 6.5 m², must have permanently fixed heating that tenants can control.

7

Information must be provided to tenants about the property, building services, appliances and their maintenance requirements.

8

Adequate steps must be taken, where necessary, to prevent infestation and vermin.

9

There must be access to suitable and adequate facilities to store refuse that are safe from pests and vermin.

Sources: Housing (Standards for Rented Houses) Regulations 2019; Guidelines for Housing Authorities in Implementation of Standards in Rented Accommodation.

RTB Bord um Thionóntachtaí Cónaithe
Residential Tenancies Board

Rialtas Áitiúil Éireann
Local Government Ireland

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Safety Information Guide for Landlords

It is very important that landlords are aware of their responsibility for safety, including fire safety. The guide below indicates how to comply with the safety requirements in the Housing (Standards for Rented Houses) Regulations 2019. Landlords of units in multi-unit buildings must also comply with the Fire Service Acts (1981 and 2003) and should refer to the guidance document, 'Guide to Fire Safety in Flats, Bedsitters and Apartments'.

Fire Safety

All houses, flats and apartments must have a suitably located self-contained smoke alarm. There should be one on the ground floor and on each upper-floor landing.

Smoke alarms should be either mains-wired with battery back-up or 10-year self-contained battery-operated.

There must also be a suitably located fire blanket in the kitchen.

Additional Fire Safety Requirements in Multi-Unit Buildings*

There must be:

- A centralised fire detection and alarm system in common areas with a control panel, break glass units and suitably located smoke detectors and sounders throughout, with integrated heat sensors and alarm sounders in each unit
- Emergency lighting in common areas
- Emergency evacuation plans in each unit

Ventilation for Heating Appliances

Rooms must contain suitable and adequate facilities for the safe removal of fumes and other products of combustion to the external air in situations where a heat producing appliance is used.

Carbon Monoxide Safety

Carbon monoxide alarms must be installed in suitable locations in houses, flats and apartments containing fuel-burning appliances (such as oil, gas or solid-fuel boilers and stoves) or open fireplaces.

Ventilation

All rooms must have adequate ventilation.

Gas, Oil and Electricity

Installations for supply of gas, oil and electricity including pipework, storage facilities and electrical distribution boxes must be maintained in good repair and safe working order.

Window Restrictors

There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level.

Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools **should not be fitted** to window opening sections. Restrictors should **re-engage automatically** when the window is returned to the initial restricted opening position, or to a closed position (whether latched or not).

Appliances

All appliances, that a landlord must provide, must be maintained in a safe condition, in good working order and good repair.

*A Multi-Unit Building means a building that contains 2 or more dwellings that share a common access.

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