

Notice to Landlords- Recent legislative changes in relation to Private Rented Accommodation

With effect from 1st of July 2017, new Housing Standards Regulations (SI 17 of 2017) came into force. These replace the 2008 Regulations (as Amended in 2009)..

These regulations apply to all rented houses and apartments.

The following is a summary of the changes (and is not an interpretation of the law):

Section 4(3) – requirement for **restrictors** on windows which have opening sections through which a person could fall and where the bottom of that opening is more than 1400mm above eternal ground level. This may apply to **all windows** and not just bedroom windows required as means of escape.

Section 4(4) – requirement for adequate provision to prevent harbourage or ingress of pests or vermin.

Section 6 (1) – bathrooms and shower rooms as well as habitable rooms are now required to have a fixed permanent heating appliance.

Section 6(6) – Carbon Monoxide alarms now required.

Section 12 – **Oil installations** now specifically mentioned along with gas and electricity in relation to state of repair and working order – safety.

Section 13 – tenants must now be provided with adequate information about the rented property, the fixed building services, appliances and how to use and maintain them correctly.

From 1st of July 2017 onwards, all inspections of private rented accommodation will be carried out under these new regulations.