

Guide on Minimum Standards for Rented Residential Accommodation



By law, landlords must ensure that their rented properties provide tenants with a safe and healthy environment to live in and comply with the Minimum Standards. Local Authorities are responsible for the enforcement of the regulations. If your property does not comply to these Minimum Standards, as a landlord, you could be prosecuted. New standards came into effect on **1st July 2017** and the information below summarises the Minimum Standards and highlights the new obligations for landlords.

1
The building must be free from damp and in good structural repair (internally and externally).

11
There must be access to refuse bins.

10
Information must be provided to tenants on the property, building services, appliances and their maintenance requirements.

9
Each bathroom or shower room should contain a permanently fixed heater that is properly maintained. The room should be properly ventilated.

12
Efforts must be made to prevent infestation of pests and vermin.

2
There must be hot and cold water available to the tenant(s).
▶ Sanitary facilities must be in a safe condition and in good working order.

8
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.

3
The building must have adequate ventilation and heating, which tenant(s) can control.



4
Appliances must be maintained in a safe condition and in good working order. A 4-ring hob, oven, grill, fridge, freezer (or combined fridge-freezer), and microwave oven must be provided.

5
Electrical wiring, gas and water pipes should be in good repair.
▶ Properties should, where necessary, have a carbon monoxide alarm. These should be in suitable locations and in good working order.

6
In houses there must be access to a fire blanket and fire detection and alarm system.
▶ In multi-unit buildings, there must be a fire detection and alarm system, an emergency evacuation plan and emergency lighting in common areas. It is important that fire safety equipment is maintained.

7
Where there is no access to a yard / garden, access to communal laundry facilities, such as a washing machine and a dryer, must be provided.

Source: SI No 17 of 2017 Housing (Standards for Rented Houses) Regulations 2017