

Residential Tenancies Board



## Rent Pressure Zone Calculation

Summary of results for maximum rent increase permitted for dwelling in Rent Pressure Zone.

Address: 13 Wexford Road

Arklow

Co. Wicklow

Y14 ET10

Local Electoral Area (LEA): ARKLOW

In Rent Pressure Zone: YES 

Designation Date: 02/07/2019

**Relevant HICP Index Values:**

100.3 : Oct 2020

113.4 : Jul 2022 \*\* Last published HICP value

**HICP % Change:** 13.1%**2% Cap Rate:** 4.0%**Previous rent amount:** €813**Date rent was last set:** 01-10-2020**Date new rent set:** 01-10-2022

**Maximum rent increase permitted, if any:** €33

- \* There is no legal requirement on a landlord to increase the current rent amount. There is no legal obstacle to a landlord reducing the current rent amount.

**Calculation:** €813 \*4.0% = €33



HICP Index Table:- Complete table can be viewed on [www.rtb.ie](http://www.rtb.ie)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2016	98.7	99.1	99.4	99.7	100.2	100.9	100.6	100.4	100	99.6	99.5	99.4
2017	98.9	99.4	100	100.4	100.2	100.3	100.4	100.8	100.2	100.1	100	99.9
2018	99.2	100.1	100.5	100.3	100.9	101	101.4	101.7	101.4	101.2	100.8	100.7
2019	100	100.8	101.6	102	101.9	102.1	101.9	102.3	102	101.8	101.6	101.8
2020	101.1	101.7	102.1	101.7	101.1	101.5	101.3	101.2	100.8	100.3	100.6	100.8
2021	101	101.3	102.2	102.8	103	103.1	103.5	104.2	104.6	105.4	106	106.5
2022	106.1	107.1	109.3	110.3	111.5	113	113.4					

## Information

The RTB is required by law to establish and maintain a RPZ calculator and publish a table of HICP values to assist both landlords and tenants understand how to lawfully set rents in a RPZ. The calculator will identify the percentage difference (if any) between the HICP value on the date the rent was previously set and the HICP value that applies on the date the new rent is set. Any rent increase in a RPZ is prohibited from exceeding general inflation (as recorded by the HICP inflation rate) and cannot increase by more than 2% per annum pro rata, where HICP inflation is higher. Rent may not be set above any permissible increase set out on the RPZ calculator. The cap of 2% per annum pro rata will result in lower rent increases in RPZs during times of high inflation. The calculator may indicate that no rent increase is allowed. There is no legal requirement on a landlord to increase the current rent amount. There is no legal obstacle to a landlord reducing the current rent amount.