



STATUTORY INSTRUMENTS.

S.I. No. 130 of 2026

PLANNING AND DEVELOPMENT (SHORT TERM LETTING -
PLANNING AND DEVELOPMENT ACT 2000) (AMENDMENT)
REGULATIONS 2026

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PLANNING AND DEVELOPMENT (SHORT TERM LETTING -
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I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 262 (1) and 3A(2) of the Planning and Development Act 2000 (No. 30 of 2000) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)), hereby make the following regulations:

Citation

1. (1) These Regulations may be cited as the Planning and Development (Short Term Letting - Planning and Development Act 2000) (Amendment) Regulations 2026.

(2) These regulations and the Planning and Development Regulations 2001 to 2025 shall be construed as one and may be collectively cited as the Planning and Development Regulations 2001 to 2026.

Amendment of Planning and Development Regulations 2001

2. Article 6 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) is amended:

(a) in subarticle (5)(a)(i) by substituting

“development consisting of the short term letting of not more than 4 bedrooms in a house that is the principal private residence of the landlord or licensor concerned provided that -”

for

“development consisting of the short term letting in a rent pressure zone of not more than 4 bedrooms in a house that is the principal private residence of the landlord or licensor concerned provided that -”.

(b) in subarticle (5)(a)(ii) by substituting

“development consisting of the short term letting of a house that is the principal private residence of the landlord or licensor concerned provided that -”

for

“development consisting of the short term letting in a rent pressure zone of a house that is the principal private residence of the landlord or licensor concerned provided that -”, and

(c) in subarticle (5)(i) by substituting

“‘short term letting’ has the meaning assigned to it by section 3A (inserted by section 38 of the Residential Tenancies (Amendment) Act 2019) of the Planning and Development Act 2000 (No. 30 of 2000)”.

for

“‘rent pressure zone’ and ‘short term letting’ have the meanings assigned to them by section 3A (inserted by section 38 of the Residential Tenancies (Amendment) Act 2019) of the Planning and Development Act 2000 (No. 30 of 2000)”.

Revocation of S.I. No. 72 of 2026

3. The Planning and Development (Short Term Letting – Planning and Development Act 2000) Regulations 2026 (S.I. No. 72 of 2026) is revoked.



GIVEN under my Official Seal,
4 April, 2026.

JAMES BROWNE,
Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation.)

This is an amendment to Article 6 of the Planning and Development Regulations 2001. It deletes all references to rent pressure zones such that the exemption from planning permission for change of use to a short term let for a principal private residence applied nationwide and is not dependent on the geographical designation of rent pressure zones.

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