



Rental Accommodation Scheme : Information for Landlords Frequently Asked Questions

1. **What type of property is required?**
Generally one, two, three and four bedroom houses & apartments are required in Fingal.
2. **What type of contracts are available?**
 - a) **Vacant Contract**
5 or 10 year terms, rental income guaranteed for term of contract. Both 5 and 10 year contracts have rent reviews after 2 years. Fingal County Council has sole nomination rights on all vacant contracts.

Or
 - b) **In Situ Contract**
Available for 5 years, rental income guaranteed as long as in situ tenant resides in property. Rent reviews after 2 years. If In situ tenant vacates property within contract term the contract expires and vacant possession is given to landlord.
3. **Can I join RAS with my current tenants?**
Yes, as an In Situ Contract (above) as long as the tenants have been in receipt of rent allowance in excess of 18 months, and live in a property suitable to their housing needs, as assessed by Fingal County Council.
4. **Why might the local authority refuse my property?**
There are three main reasons why your property would not be considered.
 1. The property may not be of a suitable condition to lease.
 2. Agreement on rent may not be reached.
 3. The property owner/landlord is not tax compliant.
5. **What documents/details do I need to give the Council?**
A full list of required documents are provided on the Rental Accommodation Scheme Application Form For Landlords.
6. **How will rent levels be determined?**
Rent levels will be determined by negotiation between the property owner/ landlord and the Local Authority, they will reflect local market rents and be subject to review every two years.

7. **When and how is the rent paid?**
The rent will be paid monthly in advance by electronic transfer directly into a bank account on the first Friday of each month. Please note that, if the property owner/landlord is living outside of Ireland, the rental income is subject to 20% withholding tax. Further details on this aspect are available on www.revenue.ie.
8. **Do I need a tax clearance certificate?**
Yes, an up to date tax clearance certificate will be required annually and it is your responsibility as the property owner/landlord to ensure Fingal County Council have received an up to date tax clearance certificate. Payments will be suspended if we do not receive an up to date tax clearance certificate.
9. **Does the tenant pay rent directly to Fingal County Council?**
Yes. The Tenant pays rent to the Local Authority under the Differential Rent Scheme, which equates to 12% of their income. The Tenant has no financial obligation to the landlord.
10. **Am I responsible for the payment of the NPPR charge, Household charge & Property Tax?**
Yes. You as the property owner/landlord are responsible for the payment of these charges as well as all other charges and taxes that may be introduced by the Government during the term of the lease.
11. **Will the Council inspect the property?**
Properties must be of a very good to excellent standard and condition. During the negotiation process the Council will arrange an inspection of the property to ascertain its suitability for inclusion under rental arrangements. Properties must comply with the Housing (Standards for Rented Houses) Regulations 2008 & 2009 Amendment and also with all planning and Building Regulation.
12. **How long will it take to set up the lease?**
a) On receipt of a completed application form for **vacant** properties the lease should be completed within 4 weeks.
b) On receipt of complete applications for **in situ** properties the lease should be completed within 12 weeks.
13. **Does the Property Need to be furnished?**
Yes, the property needs to be furnished.
14. **In a Vacant Contract who will be renting my property?**
Approved applicants will be allocated from the Council's Social Housing List. In the interest of good estate management, detailed and comprehensive background checks are carried out by the Council on all potential RAS tenants.
15. **Do I have to register the lease with the Private Residential Tenancies Board (P.R.T.B.)?**
Yes.

16. **Who will be responsible for the Maintenance and repairs to my property?**
The property owner/landlord takes responsibility to manage the tenancy and to manage and maintain the property, this includes annual boiler maintenance.
17. **Who is responsible for the structural maintenance of the property?**
The property owner/landlord of the property will retain responsibility for structural maintenance, structural insurance and structural repair.
18. **Who is responsible for grass cutting/window cleaning?**
The tenant in the case of houses and the Management Company in the case of apartments.
19. **In the case of an apartment, who pays the Management Service Charge?**
The management fees remain the responsibility of the property owner/landlord.
20. **Who pays the refuse charges?**
Where there is a management company service charge, refuse charges are usually included in this (and are the responsibility of the property owner/landlord). Where there is no management service charge the tenant will be liable for the refuse charges.
21. **Who insures the property?**
In the case of apartments the insurance will be covered as part of the management service charge, and are the responsibility of the property owner/landlord. In the case of houses, you, the property owner/landlord will be required to maintain buildings and insurance, as you would be liable for any structural repairs e.g. roof. You will be required to maintain contents insurance for the furniture you provide. It is the tenant's responsibility to have insurance for their own property contents.
22. **Water Charges**
Water charges will be the responsibility of the tenant.

Contact Us

By email: ras@fingal.ie

By telephone : (01) 8708425

www.fingal.ie/housing