

RENTAL ACCOMMODATION SCHEME (RAS)

RAS Dublin Pilot Scheme



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



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dlr

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Council



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Introduction

The RAS Dublin Pilot Scheme is an enhanced Rental Accommodation Scheme (RAS), led by Dublin City Council in partnership with Fingal County Council, South Dublin County Council, and Dún Laoghaire–Rathdown County Council. Supported by the Department of Housing, Local Government and Heritage, the initiative takes a coordinated and strategic approach to encouraging the provision of rental properties by landlords and property owners. The Pilot offers a straightforward, reliable partnership with local authorities, providing long-term letting arrangements, secure rental income, and dedicated support throughout the process.

RAS provides long-term, stable housing for eligible households. Unlike short-term or emergency supports, it offers a structured multi-year agreement. Fingal County Council, and the other Dublin Local Authorities, will work with private landlords to supply good-quality homes for approved tenants, helping to increase secure housing options across the city.

RAS operates through a three-way arrangement: landlords provide the property, the Council pays the rent directly, and the tenant follows normal tenancy rules. Guaranteed monthly rent removes the risk of missed payments or vacancies, while tenants benefit from long-term security and required safety standards. Most contracts run for six to eight years, giving property owners predictable income. If a tenant leaves, the Council continues paying rent until a new RAS tenant is placed.

Properties must meet the Housing (Standards for Rented Houses) Regulations 2019. The Council inspects homes before and during the tenancy, and landlords must maintain the property and insurance as in standard private renting. Landlords must register the tenancy with the Residential Tenancies Board (RTB) and hold valid tax clearance. Rent levels will be determined by the local authority having regard to local market evidence, comparable properties, and the terms of the Pilot. Tenants pay rent to the Council through the Differential Rent Scheme, ensuring consistent payments and a fair, transparent process for all parties.



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RAS Dublin Pilot Scheme

What is RAS?

RAS is a social housing support involving a three-way agreement between:

- You (the Landlord)
- Fingal County Council
- The Tenant



Renting your property

- ✓ Landlords receive a **guaranteed monthly rent** payment on time from Fingal County Council.
- ✓ RAS contract up to **eight years**.

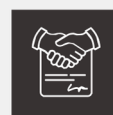
Key Benefits to Landlords*



Fingal County Council will pay landlords up to 100% market rent



100% mortgage interest tax relief (subject to Revenue guidelines)



End of contract re-instatement costs of up to 3 months rent*



No advertising costs. Tenants are sourced for you



Payments continue during vacancy periods



Front loaded rent payment, if requested

*terms and conditions will apply

FAQs

What type of contracts are available?

Fingal County Council offer 6 year to 8 year contracts with rental income guaranteed for the term of the contract. Any extension or renewal would be subject to agreement and the applicable legal and policy framework at the time.

Can I terminate the lease?

If a landlord is leaving RAS, they need to serve a Notice of Termination to the tenant and send a copy to Fingal County Council.

Please Note: Any notice served needs to be in line with current rental legislation at that time. The Notice of Termination, periods of notice, templates of notices and reasons why and when notice can be served can be found on the Residential Tenancies Boards website www.rtb.ie.

What if the tenant is re-housed during the contract period?

Under the Availability Contract, if the tenant is re-housed during your contract, FCC will continue to pay during a vacant period until a new tenant is made an offer of the property.

Why might the local authority refuse my property?

- a. The property may not be of a suitable condition.
- b. Agreement on rent may not be reached.
- c. The property owner/landlord is not tax compliant.

What documents/details do I need to give the Council?

Proof of ownership of the property, Tax Clearance Access Number (TCAN) details, copy of most recent BER for the property, copy of current insurance policy for the property, proof of payment of Annual Management Fees if applicable.

How will the rent amount be determined?

Rent amounts will reflect local market rents of comparable properties.



FAQs

When is the rent paid and how?

The rent will be paid by Fingal County Council monthly in advance (processed on the 1st Friday of the month) by electronic transfer directly into the landlord's bank account. 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

Do I need a Tax Clearance?

Yes, an up-to-date Tax Clearance Access Number (TCAN) is mandatory, and it is the responsibility of the Landlord to have up to date tax clearance. Payments will be suspended by Fingal County Council if the owner/landlord does not have up to date Tax Clearance.

Does the tenant pay rent direct to Fingal County Council?

Yes, the Tenant pays their rent directly to the Local Authority under the Differential Rent Scheme. A landlord is not permitted to request any top up payment from the tenant. The full rent amount is paid by Fingal County Council on behalf of the tenant to the landlord.

Am I responsible for the payment of the Local Property Tax?

Yes. As the property owner you are responsible for the payment of this charge as well as all other charges and taxes that may be introduced by the Government during the term of the lease.

Will the Council inspect the property?

Yes, Fingal County Council will first arrange for the property to be inspected to ascertain its suitability for inclusion under the Rental Accommodation Scheme. The property will be inspected to confirm it complies with the Housing (Standards for Rented Houses) Regulations 2019.

Inspections are also carried out at Contract Renewal stage or if requested by a tenant, if they feel the property has fallen below minimum rental standards.



FAQs

Does the Property Need to be furnished?

Yes, the property needs to be fully furnished. RAS cannot accept an unfurnished property.

How is the tenant allocated to the property?

Fingal County Council will nominate a tenant to the property. The tenant will sign a RAS residential tenancy agreement with the landlord. The local authority will also be party to this agreement as guarantor of the rent.

Do I have to register the lease with the Residential Tenancies Board (RTB)?

The Residential Tenancies Acts 2004-2020 govern the relationship between the landlord and the tenant. Under the terms of these Acts, a RAS tenancy must be registered with the RTB. If the tenancy is not registered, the landlord cannot avail of the dispute resolution services of the RTB should an issue arise with the tenancy.

As Fingal County Council is neither a landlord nor a tenant under a RAS agreement, it does not have a role in the tenancy under the Residential Tenancies Act 2004 (as amended) and therefore cannot refer or be referred to the Residential Tenancies Board.

The landlord is required to send confirmation of registration to Fingal County Council at ras@Fingal.ie once the tenancy has begun.

Who will be responsible for the maintenance and repairs to my property?

The Landlord is responsible for managing the tenancy and for managing and maintaining the property, this includes annual boiler maintenance.

Who is responsible for the structural maintenance of the property?

The owner of the property will retain responsibility for structural maintenance, structural insurance, and structural repair.

Who is responsible for grass cutting/ window cleaning?

The person living in the property in the case of houses and the Management Company in the case of apartments.



FAQs

In the case of an apartment, who pays the Management Service Charge?

The management fees remain the responsibility of the owner of the property.

Who pays the refuse charges?

Where there is a management company service charge, refuse charges are usually included in this. Where there is no management service charge the occupier of the house will be liable for the refuse charges.

Who insures the property?

In the case of apartments, the insurance will be covered as part of the management service charge. In the case of houses, you 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 contents.

The landlord is required to provide confirmation of the property insurance policy on an annual basis to **RAS@Fingal.ie**

Are landlords entitled to any tax relief for renting their property through RAS?

Landlords who rent to tenants in receipt of RAS, may also avail of increased tax relief. Property owners may claim up to 100% relief on their mortgage interest, as an expense against rental income. Further information is also available from the Revenue Commissioners on www.revenue

What are the responsibilities of the landlord?

The main landlord/tenant relationship ultimately remains the same between the property owner and the RAS tenant as it would with a typical private rented tenancy. However, the Local Authority effectively acts as agent on behalf of the tenant.

The landlord is responsible for:

- insuring the property as well as insuring the landlord's contents and public liability
- routine maintenance, repair and replacement of equipment
- dealing with breaches of the tenant's obligations to the landlord, should they arise.





Supported by:



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



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**For more
information
visit:**

[www.fingal.ie/rental-
accommodation-scheme-
information-landlords](http://www.fingal.ie/rental-accommodation-scheme-information-landlords)

Email:

RAS@Fingal.ie

Phone

(01) 8708425





RENTAL ACCOMMODATION SCHEME LANDLORD APPLICATION FORM

Completed forms to be emailed to:

RAS@Fingal.ie

Please complete in BLOCK CAPITALS.
All questions must be completed.

Landlord Details:

Full Name:

Phone:

Home Address:

Email:

EIRCODE:

Are you a resident in Ireland? (Please tick) Yes No

Are you the sole owner of the property? Yes No

If "No" please give name and address of Co-Owner

Full Name:

Full Address

and EIRCODE:

(if different from the
previous address
given)

(For non resident landlords 20% tax will be
deducted from your monthly rent and be paid to
the Revenue Commissioner on your behalf)

Property Address:

EIRCODE:

Does this property have a front garden?

Yes No

Does this property have a back garden?

Yes No

Does this property have a garden shed?

Yes No

Does this property have lift access?

Yes No

Is the property built above a commercial unit?

Yes No

Does the property have an extension?

Yes No

Is the property wheelchair accessible?

Yes No

If House:

Bungalow

Dormer

Semi Detached

Mid Terrace

End Terrace

Detached

If Apartment:

Ground Floor Apartment

1st floor or Above Apartment

Type of Heating System:

Year of Construction:

Type of window glazing
in the property:

Please state the number of:

Bedrooms:

Bathrooms:

Kitchens:

Utility Rooms:

Dining Rooms:

Living Rooms:

Parking Spaces:

Garages:

What is the BER of the property



Management Company Details
(if applicable)

Agent, if applicable:

Additional Documents/Requirement

Documents required to be submitted after property passes an Inspection:

- Confirmation of an up-to-date Tax Clearance Access Number (TCAN) is mandatory
- Copy of the current insurance certificate for the property
- Copy of BER Certificate (Building Energy Rating Certificate) (for further information check www.seai.ie)
- Proof of ownership of the property (please refer to your solicitor or Land Registry at www.landdirect.ie)
- Proof of Payment for Annual Management Fees if applicable.

Please read carefully before signing the Declaration

1. Your property will be inspected by Fingal County Council. Please note the property must comply with Housing (Standards for Rented Houses) Regulations 2019 and Fingal County Council RAS requirements before the property is accepted onto the scheme.

2. Please note that Fingal County Council is not liable for any costs incurred in the upgrading of the property or any costs in relation to the sourcing of the documents listed.

Declaration:

I hereby declare that the information provided in this application is true and accurate to the best of my knowledge.

• Signature:

• Date:

Complete and return this form by email to: **RAS@Fingal.ie**