

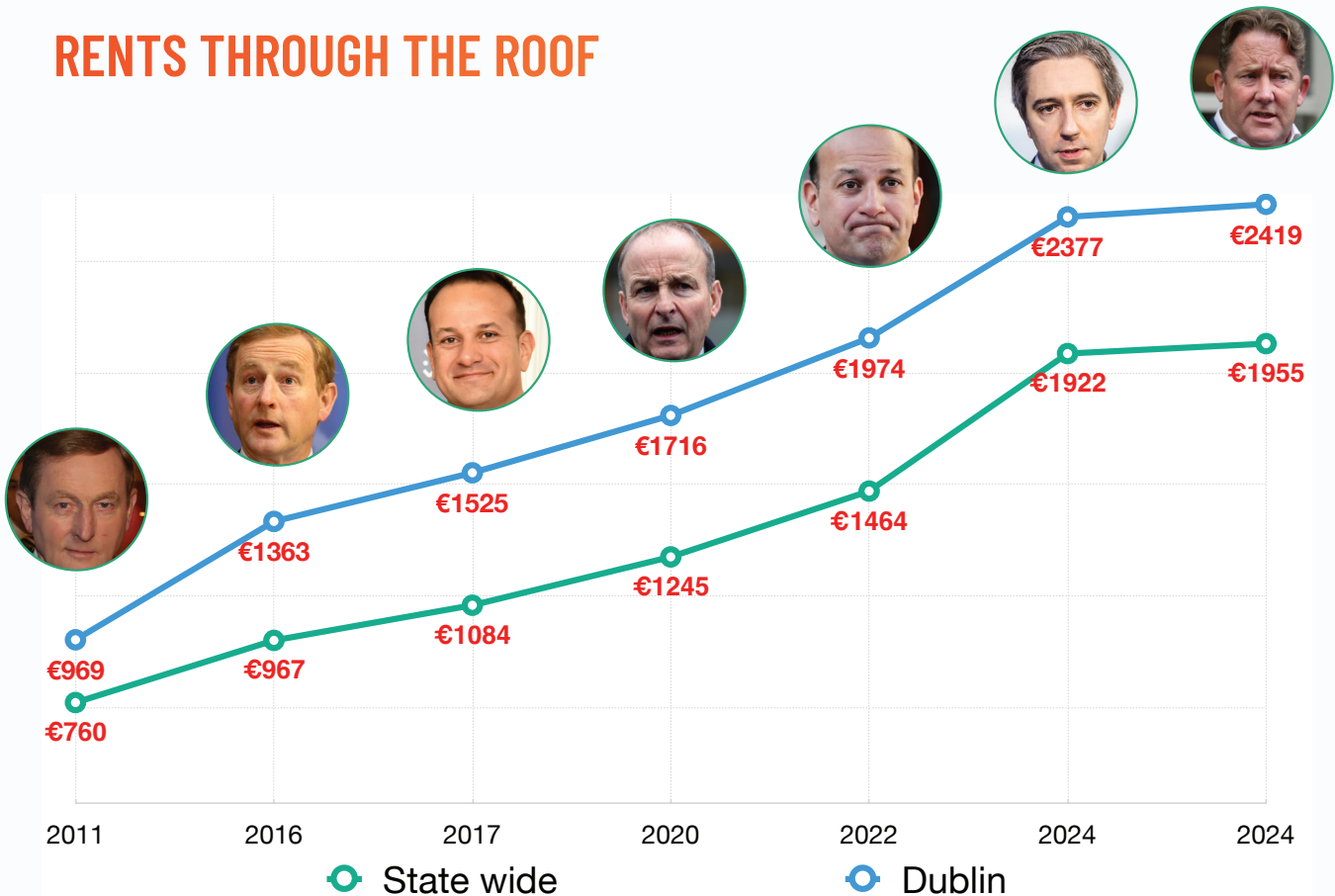




## THE GOVERNMENTS RECORD

It has never been harder to live in the private rental sector. Rents are through the roof. Evictions notices are at an all-time high. Minimum standards are not being enforced.

## RENTS THROUGH THE ROOF



\* Data for 2011 to 2022 from RTB. Data for 2024 from Daft.ie as RTB data for these quarters not published yet.

## NEW RENTS

Fine Gael have been in power since 2011. Since then, new rents have increased by 157% across the state and 149% in Dublin.

That means that since 2011 renting state wide is €14,000 more a year since 2011 and €17,000 more in Dublin.

Fianna Fáil entered coalition with Fine Gael in 2020 and Darragh O'Brien became Minister for Housing. Since then new rents have increased by 57% state wide and 40% in Dublin.

That means that renting state wide is €8500 more a year since 2020 and €8436 more a year in Dublin.

## EXISTING RENTS

Existing rents are also increasing. Since the Residential Tenancies Board starting collecting data on existing rents in 2022, rents state wide have increased by 10% and in Dublin by 9%.

This means that rents for existing renters has increased by €1500 state wide and €1872 in Dublin. These increases are well above the Rent Pressure Zone caps and more than the Governments renters tax credit.

## STANDING UP FOR RENTERS

In Government Sinn Féin will stand up for renters.

We will reduce rents. We will increase security of tenure. We will enforce minimum standards.

And we will increase the supply of new private rental homes while at the same time providing renters with a pathway to social housing, affordable housing and private home ownership.

## AFFORDABLE RENTS

### **In Government Sinn Féin will:**

- ban rent increases for three years for all existing and new tenancies including new rental stock.
- put a full months rent back into every private renters pocket through a refundable tax credit no lower than €1000 and capped at €2000
- deliver 31,500 affordable cost rental homes over 6 years with average rents at or below €1000
- publish a rent register, similar to the property price index, to ensure transparency in the rental market

## SECURE TENANCIES

### In Government Sinn Féin will:

- create real tenancies of indefinite duration by removing sale of property as grounds for an eviction
- tighten 'family grounds' for termination notices for existing tenancies to cases where owners or their children have a legitimate need for the property (inc. risk of homelessness, medical grounds, attendance at college)
- fund 6,500 tenant-in-situ purchases over 5 years for those with eviction notices making them social and affordable cost rental tenancies

## BETTER STANDARDS

### In Government Sinn Féin will:

- introduce a mandatory certification system for all private rental properties to ensure compliance with minimum standards
- introduce a deposit protection scheme run through the Residential Tenancies Board to end disputes over deposits

## INCREASE SUPPLY & GIVE RENTERS A PATHWAY TO OTHER TENURES

### In Government Sinn Féin will:

- ensure compliance with short-term letting regulations in high demand areas by fining platforms and estate agents that advertise short term lets without the appropriate planning exemption or permission
- deliver 31,500 affordable cost rental homes over six years
- deliver 93,500 social homes over six years
- support the delivery of 42,000 new private rental homes over six years
- support the delivery of 140,500 new private homes for purchase for first time buyers and others





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