

CONCERN OVER ONLINE PROPERTY ADVERTISING PLATFORMS

The Property Services Regulatory Authority (PSRA) has become aware of certain companies not based in Ireland that only have an online presence, advertising rental properties.

Following a review by the PSRA of these online advertising platforms, the companies concerned are not providing a property service as defined in the Property Services (Regulation) Act 2011 (the Act). An online advertising platform does not constitute a property service within the meaning of the Act. In the event they were in fact providing a property service, the PSRA has no remit in terms of licensing such companies as they are based outside of Ireland.

The CEO of the PSRA, Ms Maeve Hogan stated that “it is very concerning in this climate where rental properties are at a premium, that such online advertising platforms do not provide any consumer protection to tenants or landlord. The public should exercise caution when engaging the services of such online platforms. In addition, of concern is that prospective tenants cannot visit and inspect these properties”.

Clients of these companies should be aware that they do not have any of the consumer protections provided by the Act e.g. complaints redress mechanism and access to the PSRA compensation fund. Members of the public are advised to exercise caution when engaging with property related online platforms.