



# PSRA NEWS

*The Quarterly Newsletter of The Property Services Regulatory Authority*

March 2026

## Welcome

Welcome to the March issue of “PSRA News”. In this edition we highlight the rental law changes that took effect on March 1st. This issue also provides up to date news and reminders from the Investigations and Licensing Units of the Property Services Regulatory Authority (PSRA), along with details of developments and events from within the broader property services sector.

*The PSRA Communications Team*

## RTB Rental law changes from 1 March 2026

As you are no doubt aware, new regulations came into effect on 01 March 2026 regarding the renting of residential properties. The new rules introduce a national system of rent control, providing stronger protections for tenants.

The new rules mean that:

- New tenancies are subject to a “Tenancies of Minimum Duration (TMD)” provision and must be rolling 6-year tenancies.
- During the 6 year period, landlords will only be able to end the tenancy in specific situations:
  - ◇ Larger landlords (i.e. those with 4+ tenancies) can only end the tenancy e.g. if the tenant is not meeting their obligations
  - ◇ Smaller landlords (with 3 or fewer tenancies) will be allowed to terminate the tenancy in the case of financial hardship requiring the sale of the property, or if the landlord or a close family member needs to live in the property
- At the end of the 6 year period, landlords must renew the tenancy, unless certain circumstances apply e.g. if the tenant is not meeting their obligations
- Large landlords **cannot** end the tenancy after the initial 6 year period in order to sell, renovate, occupy or change the use of the property. This does not apply to smaller landlords.

The changes only apply to new tenancies created from 1 March 2026. Existing tenancies are not affected by the new rules.

The PSRA, in conjunction with the Residential Tenancies Board (RTB), hosted an information webinar for our licensees on Wednesday, 10th March last. Emer Morrissey, Head of Compliance and Enforcement with the RTB presented the key changes which came into effect with the enactment of this new legislation, followed by a Question and Session. A recording of the webinar held on 10th March is available to view at <https://youtu.be/bnd0mlYx1t4?si=mKDNHjI72GbHOcOu>

For more information on the new rental laws, visit the [RTB website](#).

**CONTACT US:** Property Services Regulatory Authority, Abbey Buildings, Abbey Road, Navan, Co Meath, C15 K7PY.

**Email:** [info@psr.ie](mailto:info@psr.ie) **Web:** [www.psr.ie](http://www.psr.ie) **Telephone:** 046-9033800 **Freephone:** 1800-252712 (10 am - 12:30 pm)

## Updating Advertisements

Licensees are reminded that they must update the advertisement status of properties, following the completion of unconditional contracts for sale, or in the case of lettings, where a tenancy has commenced.

This is an obligation under Regulation 10(4) of the Property Services (Regulation) Act 2011 (Minimum Standards) Regulations.

The Authority has received a number of complaints from potential purchasers, who have contacted licensees in relation to properties advertised for sale or rent, only to be told that the property has already been sold/let. Updating advertisements is a legal obligation which assists the public and prevents time wasting for both consumers and licensees.

---

## MUD Replies

The Authority has received a number of complaints from owners of units in multi-unit developments, reporting that they have been overcharged for replies to requisitions on titles / pre-contract enquiries (MUD replies). Licensees should only charge the fee agreed with the directors of the OMC (the client). This should be clearly outlined in the Letter of Engagement (LoE). If, after a period of time the licensee is of the opinion that the fee requires review, the licensee should consult with the client and agree a new fee. Following this, the LoE should be amended, and signed and dated by both parties. A licensee cannot increase charges without the agreement of the client.

The Authority has also received reports of delays by licensed Management Agents in providing MUD replies to unit owners selling their property. To prevent delays in the conveyancing process, licensees are requested to provide MUD replies as a matter of urgency, and no later than 5 working days after the request has been received.

---

## Bids

The Authority would like to remind licensees that when they are selling property by private treaty, all bids received are recorded and retained for a period of 6 years, failure to comply is a breach of Section 61 of the Property Services (Regulation) Act 2011.

Also, all bids received by licensees must be acknowledged in writing to the bidder on receipt of his/her bid, failure to comply is a breach of Regulation 15(2) of the Minimum Standards Regulations 2020.



An tÚdarás Rialála Seirbhísí Maoine  
Property Services Regulatory Authority

**FOR UP TO DATE FORMS  
AND RESOURCES**



 VISIT **WWW.PSR.IE**



### Letters of Engagement

Licensees are reminded that where there is a choice of terms and conditions set out in a mandatory section of the Letter of Engagement (LoE), the agreed terms and conditions must be clearly identified.

#### Example - Fees, Outlays and Invoicing

In the PSRA template LoEs there are three options:

- The Agent's fee shall be €XX
- The Agent's fee is a percentage of the advised market / letting value
- Where the advised market / letting value is given as a range, the Agent's fee is between €XX and €XX

Licensees must ensure that an option is selected and agreed by the client, and the remaining options are deleted before the LoE is signed.

Licensees are further reminded that when completing the Letter of Engagement (LoE) for Letting (Form C) and Property Management (Form D), all sections of the LoE must be completed in conjunction with the client.

In regard to Lettings, particular attention should be paid to the Appendices, by reading, completing and deleting items that are not relevant. The Authority on receipt of complaints from landlords has opened a number of investigations, particularly around the issue of failure to undertake inspections where the number to be carried out / frequency of the inspections are identified in the LoE and the licensee has not complied. Sanctions have been imposed where the licensee breached the LoE.

In relation to Property Management, particular attention should be paid to fees and the tasks identified in the Appendices of the LoE.

## INTERESTED IN TAKING ON AN APPRENTICE? AUCTIONEERING AND PROPERTY SERVICES APPRENTICESHIP

The Auctioneering and Property Services Apprenticeship is a nationally accredited, work-based programme designed to support employers in the auctioneering, estate agency, property management and property letting sectors.

Over two years, apprentices work with a registered employer four days a week while attending college one day per week in Dublin, Cork or Galway.

Participants gain practical, on the job experience alongside academic learning and graduate with a QQI Level 6 qualification. Graduates are also eligible to apply for a Property Services Regulatory licence across categories A,B, C and D.

The programme is fully funded by Government. Employers provide a salary ranging from €20,000-€22,000 plus per annum, depending upon hours and location.

For more information visit: [auctioneeringapprenticeship.ie](http://auctioneeringapprenticeship.ie)



Riádas na hÉireann  
Government of Ireland



Amna chomhchistiú ag  
an Aontas Eorpach  
Co-Funded by the  
European Union





## New Business Licence Applications

To qualify for a Business Licence, a principal officer from a company/partnership must meet the minimum qualification requirements set out in the Property Services (Regulation) Act 2011 (Qualifications) Regulations 2012.

A new business licence application, received from a company or partnership, must therefore be accompanied by an individual licence application from the qualifying principal officer.

## Certificates of Incorporation for Businesses

Certificates of Incorporation provided as part of a licence application, must be dated within 4 weeks of the submission date of the application.

Where the company has been incorporated more than four weeks before the licence application date, a Duplicate Certificate of Incorporation, which has been ordered within 4 weeks, will be required.

## Accountant's Reports

The Authority's licensing team ask that all licensees ensure the relevant parts of the Accountant's Reports are signed by both the accountant and by the licensee.

Omitting signatures in any section can delay the processing of licence and renewal applications.

**Reminder** - The Authority accepts both physical and electronic signatures. Electronic signatures must be verifiable and copied images of signatures will not be accepted.

# Are your Contact Details Up to Date?

As a result of GDPR the PSRA can only contact you through the email address appearing on your last licence application, which may not necessarily be the one you use to log into your PSRALicences.ie account.



**Don't risk missing important updates or deadlines from the PSRA. Always update your:**

- Email address
- Phone number
- Postal address

### To update your details:

- Email the PSRA Licensing Unit at [info@psr.ie](mailto:info@psr.ie) or [licence@psr.ie](mailto:licence@psr.ie) from your **current contact email address** that is registered with the PSRA
- If you no longer have access to that email, send a **signed letter** to the **PSRA Licensing Unit**, including your licence number, full name, date of birth, old and new contact details.



The PSRA cannot not accept updates from third-party emails or letters.

## Client Bank Accounts

Licensees are reminded that when preparing mid-year and year end balancing statements, all client bank accounts must be reported on. This is a requirement under Regulation 10(5) of the Client Moneys Regulations 2012.

### PSRA CPD is NOW AVAILABLE!



**DEADLINE FOR COMPLETION:  
31<sup>st</sup> December, 2026.**

**3 ACCREDITED PROVIDERS**



Public Affairs Ireland (PAI)



The Institute of Professional Auctioneers and Valuers (IPAV)



Society of Chartered Surveyors of Ireland

**All Licensees must complete FIVE VERIFIABLE HOURS of PSRA CPD in each calendar year.**

-  All 5 hours can be completed online.
-  **OPEN TO ALL** – Membership of these bodies is not required.

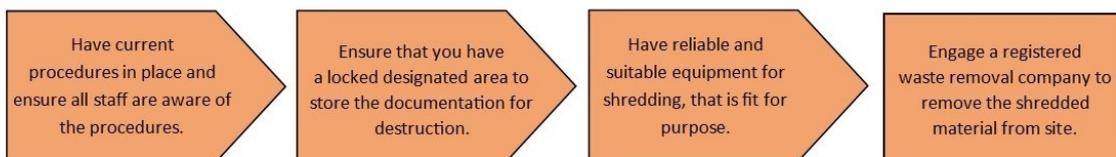
**Reminder: Non-completion is improper conduct and may result in sanctions. Ensure courses are PSRA accredited.**

[For more info, visit the PSRA website Continuous Professional Development page.](#)

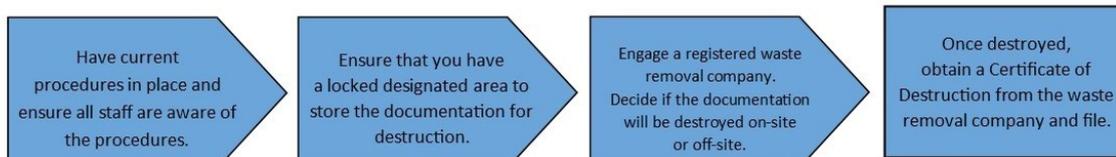
## Secure Disposal of Confidential Documents

**Ensure that all personal data is shredded / destroyed.  
This can be done internally or by engaging an external company.**

### DESTRUCTING DATA INTERNALLY



### DESTRUCTING DATA EXTERNALLY



## PSRA Engagement

The Authority was delighted to once again host a successful engagement event for second-year students of the Apprenticeship in Auctioneering and Property Services.

The webinar, specifically tailored to the learning needs of these students, was held in association with City of Dublin FET, Ballsbridge Galway Roscommon ETB and Cork College of EFT.

The session focused on the pivotal role of the PSRA within the sector and also detailed the specific requirements of licensed property services providers under the Property Services (Regulation) Act 2012 and its associated legislation.

The event was led by Maeve Hogan, Chief Executive of the PSRA who delivered an in-depth presentation followed by an interactive questions and answers segment. This format allowed students to engage directly with the material and clarify specific regulatory points.

Feedback from the attendees indicates that this annual event provides students with significant learning and clarity regarding their future professional obligations. As they approach the completion of their apprenticeships, a firm grasp of these requirements is essential for their successful entry into the property services sector.

---

## Wexford Networking and Outreach Session for people involved with MUDs, Apartments, and OMCs



An Ghníomhaireacht  
Tithíochta  
The Housing Agency

In Wexford on Wednesday 22 April 2026 the Housing Agency will hold an evening open networking and information sharing session for stakeholders in multi-unit developments (MUDs). The event will be held in Whites Hotel, Wexford.

Apartment owners, directors of owners' management companies (OMCs), property professionals, residents, and other interested parties are invited to attend.

The evening meeting (starting at 6:30pm) will cover:

- **Self-directed networking and knowledge sharing amongst participants**
- **Presentation:**
  - ◆ Challenges faced by OMCs & managed estates
  - ◆ Roles and responsibilities
  - ◆ Resources available

Registration, free of charge, is required to attend. To register visit the Housing Agency's website:

[www.housingagency.ie/news-events/wexford-networking-and-outreach-session-people-involved-apartments-muds-and-omcs](http://www.housingagency.ie/news-events/wexford-networking-and-outreach-session-people-involved-apartments-muds-and-omcs)

Further regional outreach meetings for MUDs and OMCs will take place in Autumn 2026. Details will appear on [www.housingagency.ie](http://www.housingagency.ie).