

REAL ESTATE

# COVID-19: Practical Considerations: Government Measures to Assist Residential Tenants

March 2020

As the impact of COVID-19 continues to unfold, the Minister for Housing, Planning and Local Government, Eoghan Murphy TD (the "Minister"), issued a statement on 20 March 2020 (linked [here](#)) outlining emergency measures to assist residential tenants. This briefing summarises those measures.



**Kenneth Egan**  
Partners  
+353 1 920 1130  
kenneth.egan@arthurcox.com



**Deirdre Sheehan**  
Partner  
+353 1 920 1759  
deirdre.sheehan@arthurcox.com



**Dearbhla Considine**  
Professional Support Lawyer  
+353 1 920 1108  
dearbhla.considine@arthurcox.com

The emergency measures approved by the Government for the duration of the COVID-19 emergency are:

- a moratorium on notices to leave rental accommodation;
- a moratorium on rent increases; and
- an increase from 28 to 90 days in respect of the period of notice required to terminate a tenancy of less than 6 months.

Legislation will be presented to the Dáil on Thursday 26 March 2020 to amend the Residential Tenancies Acts to implement these measures. Residential tenancies will revert to the current legislative arrangements when the emergency period ends.

The Minister has not proposed a rent payment moratorium so tenants will be expected to continue to pay rent during the emergency period.

The Minister stated that these measures are intended to complement measures announced by the five main retail banks on 19 March 2020 including three month mortgage repayment breaks to be offered to landlords with buy-to-let mortgages, whose tenants have been impacted by COVID-19. The Government expects landlords to pass that flexibility on to their tenants.

A further briefing will be issued when the draft legislation is published next week.

This document contains a general summary of developments and is not a complete or definitive statement of the law. Specific legal advice should be obtained where appropriate.

**Dublin**  
+353 1 920 1000  
dublin@arthurcox.com

**Belfast**  
+44 28 9023 0007  
belfast@arthurcox.com

**London**  
+44 207 832 0200  
london@arthurcox.com

**New York**  
+1 212 782 3294  
newyork@arthurcox.com

**San Francisco**  
+1 415 829 4247  
sanfrancisco@arthurcox.com

arthurcox.com