

Minimum Standard for Private Rented Accommodation

Who do they apply to:

The Minimum Standards apply to all privately rented property that is **currently let** or **available for letting**.

All landlords have a legal obligation to ensure that their rented properties comply with these regulations.

What legal basis:

The Housing (Standards for Rented Houses) Regulations 2008 and Amendment Regulations 2009.

[Guidelines for minimum standards in private rented accommodation](#)

What do the Minimum Standards cover – for more information on each Article, please click on the title link:

- **Article 5** - [Structural Condition](#)
- **Article 6** - [Sanitary Facilities](#)
- **Article 7** - [Heating Facilities](#)
- **Article 8** - [Food Preparation and Storage and Laundry](#)
- **Article 9** - [Ventilation](#)
- **Article 10** - [Lighting](#)
- **Article 11** - [Fire Safety](#)
- **Article 12** - [Refuse Facilities](#)
- **Article 13** - [Gas & Electricity](#)

How are the Regulations enforced:

- Dún Laoghaire Rathdown County Council has a legal obligation under the above legislation to enforce the minimum standards and it does so by inspections - both estate based and random spot checks.
- Inspections are done by Authorised Officers on behalf of the Council and may include Environmental Health Officers, Council staff or private contractors. All will carry ID and inspections are normally done on an appointment basis unless an emergency exists.
- Please note, there is no legal requirement for the Council to notify a landlord of an inspection and there may be penalties imposed for obstructing access or impeding an Authorised Officer in the course of their duty up to and including prosecution in the District Court.
- Once an inspection is completed, the landlord will be notified in writing of any contraventions and given a timeframe to address them. All inspections are followed up by the Council and enforcement proceedings brought against cases of non-compliance
- Queries may be directed to Tel: 01-2054334/2047264 or standards@dlrcoco.ie