



STATUTORY INSTRUMENTS.

S.I. No. 306 of 2025

AFFORDABLE HOUSING ACT 2021 (COST RENTAL ALLOCATION
PLAN) REGULATIONS 2025

AFFORDABLE HOUSING ACT 2021 (COST RENTAL ALLOCATION PLAN) REGULATIONS 2025

I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 3 and 31A (inserted by section 16 of the Housing (Miscellaneous Provisions) Act 2024 (No. 39 of 2024)) of the Affordable Housing Act 2021 (No. 25 of 2021), hereby make the following regulations:

Citation

1. These Regulations may be cited as the Affordable Housing Act 2021 (Cost Rental Allocation Plan) Regulations 2025.

Submission of allocation plan

2. An allocation plan—
 - (a) shall identify the selected dwelling by reference to its address and Eircode;
 - (b) shall be submitted to the Minister by electronic means;
 - (c) shall be accompanied by a cover sheet with the details set out in the Schedule;
 - (d) may be accompanied by such supporting materials as the landlord of the dwelling considers appropriate to assist the Minister in his or her decision;
 - (e) shall include an electronic mail address to which notice of approval or refusal to approve by the Minister shall be given.

Single approval for more than one application for approval

3. Where a landlord applies to the Minister for approval of more than one allocation plan, the Minister may, if approving all or any of the plans, make one approval in respect of the applications applied for.

Further revision of application

4. Where the Minister proposes certain changes to an allocation plan submitted for his or her approval, the landlord of the selected dwelling may accept any or all of these changes by making a new submission to the Minister.

Notice of approval or refusal to approve allocation plan

5. (1) Notice of the approval or refusal to approve an allocation plan by the Minister shall be given by electronic means to the electronic mail address

included in the application and this shall be deemed to be receipt by the landlord of the selected dwelling of this notice.

(2) Notice given of the approval of an allocation plan shall include the text of the approved allocation plan and specify the date on which the allocation plan shall come into operation.

Publication of approved allocation plan

6. An approved allocation plan shall be—

- (a) published online by the landlord of the selected dwelling on a website maintained by the landlord and also in such other manner (if any) as the landlord may consider appropriate,
- (b) included in advertisement materials for a tenancy in the selected dwelling when it is advertised and applications for the tenancy are accepted, and
- (c) published by the Minister on a website maintained by the Minister and also in such other manner (if any) as the Minister may consider appropriate.

Amendment of approved allocation plan

7. (1) The application of the landlord of a selected dwelling for the amendment of an approved allocation plan shall be made to the Minister by electronic means and include the proposed text of the allocation plan as amended.

(2) Notice of the approval or refusal to approve the proposed amendment by the Minister shall be given by electronic means in the same manner as set out in Regulation 5.

(3) Notice of the approval of the proposed amendment shall specify the date on which the amended allocation plan shall come into effect.

Termination of approved allocation plan

8. (1) The landlord of a selected dwelling may apply in writing, including by electronic means, to the Minister for the termination of an approved allocation plan and the Minister shall, within a period of 28 days from receipt of the application, confirm the termination of the plan and notify the landlord accordingly by electronic means.

(2) An allocation plan shall cease to operate in respect of the selected dwelling from the date on which notice of the termination of the plan is given to the landlord of the dwelling by electronic means.

Procedure for withdrawal of approval

9. (1) Where approval of an allocation plan is withdrawn by the Minister under subsection (11) of section 31A of the Affordable Housing Act 2021 (No.

25 of 2021), the landlord who has been given notice of withdrawal of approval may, within 14 days of being given notice, make representations to the Minister, who shall consider the representations and give notice in writing to the landlord, including by electronic means, of his or her decision.

(2) A notice of withdrawal of an allocation plan takes effect 14 days after being given to the landlord concerned or, in the event of representations being made under paragraph (1), upon notice of the Minister's decision to withdraw approval of the plan being given to the landlord.

SCHEDULE

Regulation 2(c)

Application Plan cover sheet details

- Name and contact details of applicant, including email address.
- Requested start date for operation of the allocation plan.
- Statement that there is no known impediment to the employment of an Allocation Plan in respect of the dwelling.



GIVEN under my Official Seal,
2 July, 2025.

JAMES BROWNE,
Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation.)

These Regulations prescribe processes for the putting in place of an Allocation Plan for specified Cost Rental homes under Section 31A of the Affordable Housing Act 2021, as proposed by a Cost Rental landlord and approved at the discretion of the Minister for Housing, Local Government and Heritage. These Allocation Plans allow for limited variations from the standard letting process for Cost Rental homes, including the employment of certain selection criteria on which applicants may be prioritised.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
Le ceannach díreach ó
FOILSEACHÁIN RIALTAIS,
BÓTHAR BHAILE UÍ BHEOLÁIN,
CILL MHAIGHNEANN,
BAILE ÁTHA CLIATH 8,
D08 XAO6

Tel: 046 942 3100
E-mail: publications@opw.ie

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