



Rialtas na hÉireann
Government of Ireland

Repair and Leasing Scheme (RLS)

Do you have a vacant property that can be brought back into use?

The Repair and Leasing scheme is an option for owners of **vacant** properties who cannot afford or access the funding needed to bring their properties up to rental standards.¹

The scheme provides a **loan of up to €80,000 per unit (including VAT)** for any works necessary to bring the property up to the required standard. In return the property owner agrees to **lease the** property to the local authority or an approved housing body (AHB) for 5 to 25 years.

The **loan** is repaid to the local authority as a reduction in the lease payment over an agreed term.

Advantages to the Property Owner

- The RLS will pay for repairs up to a maximum of €80,000 per unit including VAT;
- Guaranteed rent on a property that has not been generating an income;
- No loss of rent during vacant periods;
- No dealing with tenants or day-to-day maintenance (long term lease option only).

Eligibility

- Any vacant property owner can apply for the scheme. The local authority will assess the application and determine if the property is suitable;
- Property must be vacant for at least 12 months;
- Proof of vacancy will be required;
- Property owners and contractors engaged under the scheme must be tax compliant;
- Leasing terms from 5 years to 25 years are available;
- 80% (85% for apartments with a significant service charge) of market rent is available for long term leases - 5 years and over. Up to 92% - 95% of market rent is available for Rental Availability Agreement (RAA) terms of 5 - 10 years.²

Who should I contact?

Contact the Vacant Homes Officer (VHO) in your local authority to see if your property is eligible. For a list of VHOs in each administrative area visit <https://vacanthomes.ie/officers>.

During the repair works the owner may also be interested in carrying out home energy upgrades. Information on these upgrades and SEAI grants can be found on www.seai.ie.

¹ Housing (Standards for Rented Houses) Regulations 2019

² Where the owner chooses to enter into a rental availability arrangement with the local authority, the owner of the property will be the landlord to the tenant and carry out the responsibilities of the landlord, in return for an increased percentage of market rent.