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**RESIDENTIAL TENANCIES (TEMPORARY PROHIBITION OF TERMINATION  
NOTICES) BILL 2026**

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ACTS REFERRED TO

Emergency Measures in the Public Interest (Covid-19) Act 2020 (No. 2)

Residential Tenancies Act 2004 (No. 27)

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**RESIDENTIAL TENANCIES (TEMPORARY PROHIBITION OF TERMINATION  
NOTICES) BILL 2026**

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# **Bill**

*entitled*

An Act to make exceptional provision in the public interest for the prohibition of certain termination notices under the Residential Tenancies Act 2004 during the period of 3 years following the enactment of this Act, and to provide for related matters.

**Be it enacted by the Oireachtas as follows:**

## **Application of Act**

1. (1) This Act applies to any notice of termination in relation to the tenancy of a dwelling that cites as the reason for the termination any ground specified in the Table to section 34 of the Residential Tenancies Act 2004 other than the grounds specified in paragraphs 1 and 1A of that Table.
  
- (2) This Act applies notwithstanding any other enactment or rule of law.

## **Notices of termination: temporary ban**

2. In relation to any notice of termination to which this Act applies, the period of 3 years commencing on the passing of this Act is deemed to be an emergency period within the meaning and for the purposes of section 5 of the Emergency Measures in the Public Interest (Covid-19) Act 2020 and that section, with the exception of subsection (6) (b), applies accordingly.

## **Short title**

3. This Act may be cited as the Residential Tenancies (Temporary Prohibition of Termination Notices) Act 2026.