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**An Bille um Bearta Tithíochta Éigeandála ar Mhaithe le Leas an Phobail, 2018**  
**Housing Emergency Measures in the Public Interest Bill 2018**

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*Mar a tionscnaíodh*

*As initiated*

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**AN BILLE UM BEARTA TITHÍOCHTA ÉIGEANDÁLA AR MHAITHE LE LEAS AN  
PHOBAIL, 2018**  
**HOUSING EMERGENCY MEASURES IN THE PUBLIC INTEREST BILL 2018**

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*Mar a tionscnaíodh*  
*As initiated*

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ACTS REFERRED TO



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**AN BILLE UM BEARTA TITHÍOCHTA ÉIGEANDÁLA AR MHAITHE LE LEAS AN  
PHOBAIL, 2018**  
**HOUSING EMERGENCY MEASURES IN THE PUBLIC INTEREST BILL 2018**

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# **Bill**

*entitled*

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An Act to, in the public interest, serve the common good in the matter of housing.

WHEREAS Bunreacht na hÉireann provides:

Art. 43.

1:1. The State acknowledges that man, in virtue of his rational being, has the natural right, antecedent to positive law, to the private ownership of external goods.

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1:2. The State accordingly guarantees to pass no law attempting to abolish the right of private ownership or the general right to transfer, bequeath, and inherit property.

2:1. The State recognises, however, that the exercise of the rights mentioned in the foregoing provisions of this Article ought, in civil society, to be regulated by the principles of social justice.

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2:2. The State, accordingly, may as occasion requires delimit by law the exercise of the said rights with a view to reconciling their exercise with the exigencies of the common good.

AND WHEREAS adequate housing is a fundamental human need and access to adequate housing is necessary for the common good:

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AND WHEREAS the continuing housing and homelessness crisis in the State is a national emergency:

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

## **Existence of an emergency**

1. Dáil Éireann affirms in law that a housing emergency exists in the State. The housing

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emergency will continue for three years after the passing of this Bill into law. At the expiry of this three-year period, the government will bring a review before both Houses of the Oireachtas.

**Evictions from buy-to-let dwellings**

2. During the period of this national housing emergency no tenant shall be evicted from a buy-to-let dwelling, a dwelling purchased for letting purposes. 5

**Prohibition of rent increases**

3. There shall be no further increase in rents of dwellings.

**Reduction of private rents**

4. Existing private rents shall be reduced to reasonable levels, having regard to the differential rent that would be payable by the tenant *in situ* to a local authority for rental of a similar dwelling. 10

**Evictions from mortgaged dwellings**

5. During the period of this national housing emergency no resident in a mortgaged dwelling shall be evicted from the dwelling in which the resident resides. 15

**Citation**

6. This Bill, when enacted, may be cited as the Housing Emergency Measures in the Public Interest Act 2018.



An Bille um Bearta Tithíochta Éigeandála ar  
Mhaithe le Leas an Phobail, 2018

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# BILLE

*(mar a tionscnaíodh)*

*dá ngairtear*

Acht d'fhónamh, ar mhaithe le leas an phobail, don  
leas coiteann i gcúrsaí tithíochta.

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*An Teachta Séamus Ó hÉallaithe a thug isteach,*  
8 Samhain, 2018

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Housing Emergency Measures in the Public  
Interest Bill 2018

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# BILL

*(as initiated)*

*entitled*

An Act to, in the public interest, serve the common  
good in the matter of housing.

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*Introduced by Deputy Seamus Healy,*  
8th November, 2018

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