



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

FAQ FOR PROSPECTIVE RAS LANDLORDS

Q: What is the RAS Scheme?

A: The Rental Accommodation Scheme (RAS) is a national scheme operated by all Local Authorities, a person must be assessed as having a long term housing need on the Local Authority Housing Waiting List.

Q: How does the RAS Scheme work?

A: The Local Authority completes a contract with the landlord and the tenant, for a six year period, in accordance with the Residential Tenancies Act 2004. The landlord is paid the agreed monthly rent direct into the landlord's bank account every month, and the tenant pays their contribution to the local authority every week. **No money is exchanged between the tenant and landlord.**

Q: Is the landlord responsible for maintenance and repairs?

A: Yes- the landlord is responsible for any maintenance and repairs required for the RAS accommodation and the tenant contacts the landlord directly if any repairs are required.

Q: What types of RAS Contracts are currently available?

A: We currently offer a 6 year Tenant specific contract. If the tenant leaves the RAS contract during the 6 year period, the landlord has the option of entering into a new 6 year contract if they wish to do so. Otherwise the contract will cease when the tenant vacates.

Q: What if there is an unforeseen event and I need to terminate the RAS contract?

A: While it is generally expected that the vast majority of landlords will adhere to the terms of the RAS contract agreement, a landlord can terminate a RAS contract during the first six months (probation period) as per the circumstances and notice given that is outlined in the Residential Tenancies Act 2004.

Q: Is the agreed monthly RAS rent fixed for the six year contract period?

A: The amount can be fixed for the period by negotiation or a rent review can be included which can occur annually or on the second anniversary of the contract commencement

date. The landlord must apply for same 90 days in advance of same.

Q: Is the landlord liable for the Property Tax or is the tenant liable?

As the legal owner of the property, the landlord is liable for the Property Tax charge. The landlord must produce evidence of same when a new contract is being signed or the existing contract is being renewed.

Q: What documentation is required as part of the RAS contract agreement?

A: In addition to the actual RAS contract completed with the landlord, the following documentation is required from the landlord as part of the contact agreement:

- Current Tax Clearance Certificate;
- Landlords bank account details to facilitate payment;
- Building Energy Rating (BER) certificate;
- Confirmation that the tenancy is, or will be, registered; with the Private Residential Tenancies Board (PRTB);
- Copy of insurance cover for property;
- List of contents belonging to the landlord;
- Confirmation that smoke alarms, fire blanket and carbon monoxide alarm are provided in the property;
- Certificate from RECI electrician confirming that the electrical wiring in the property has been checked and in satisfactory condition ;
- Certificate from a Bord Gais approved installer that the gas heating system has been checked and is in satisfactory condition or a similar service report for an oil-fired central heating system;
- Confirmation (if applicable) that the landlord holds a deposit in respect of the tenancy, the amount of same, and that said deposit will be retained during the RAS contract period.

Q: What is a Building Energy Rating (BER) Certificate?

A: All private rented accommodation subject to a new letting from the 1st January, 2009 is required to have a Building Energy Rating (BER) Certificate in accordance with the European Communities (Energy Performance of Buildings) Regulations 2006. A BER is a scale of comparison for the energy performance of a building ranging from A1 to G. It is similar to the A to G rating for a household electrical appliance like a fridge or washing machine. (A rated houses are the most energy efficient and G the least efficient.). A minimum of D2 rating is required for all RAS proeptyies.

The assessment for a Building Energy Rating must be carried out by specially trained BER assessors, registered by Sustainable Energy Authority of Ireland (SEAI). Further information and a list of BER assessors are available on the SEAI website www.seai.ie.

Q: How do I register a tenancy with the Residential Tenancies Board (PRTB)?

A: Landlords are required to register details of a tenancy with the Residential Tenancies Board within one month of the commencement of the tenancy. Once a tenancy is registered it remains a registered tenancy for as long as the tenancy remains in existence. Once the tenancy is terminated, any new tenancy created in respect of the dwelling must be registered with the Private Residential Tenancies Board (RTB). Under the provisions of Part 4 of the Act, if the tenancy has not previously been terminated it will be deemed to be terminated when it has lasted 6 years and a new tenancy will then be deemed to commence. This new tenancy must be registered with the RTB and the appropriate registration fee paid.

The registration application form RTB1 can be downloaded from www.rtb.ie. The PRTB may return an incorrectly completed or incomplete RTB1 to a landlord and refuse to register a tenancy until the form has been correctly completed.

Landlords are urged to read the 'Frequently Asked questions' section on the RTB's website, in particular the material on the tenant's Personal Public Service Number (PPSN). The Act states that the PPSN of the tenant(s) must be provided unless it cannot be ascertained by reasonable enquiry.

Q: How do I check if my current property is eligible for the RAS Scheme?

A: You can complete the [Expression of Interest form](#) available under Information for Landlord on www.limerick.ie, with details of the property and send to RAS, Housing Department, Limerick City & County Council, Merchants Quay, Limerick. Once the form is received, the RAS Placefinder will be in contact with you to discuss the next stage including property inspection to ensure it meets the Minimum Rented Standards.

Q: Who do I contact to discuss the RAS Scheme further?

A: You can ring the RAS Unit on 061-557170. The RAS Unit is based in the Housing Department, Limerick City & County Council, Merchants Quay, Limerick.

Information on the RAS Scheme is also available from the Department of Housing, Local Government and Heritage