

Registration of tenancies with Residential Tenancies Board (interest deduction from rental income)

Part 04-08-10

This document should be read in conjunction with section 97(2) and 97(2I) of the Taxes Consolidation Act 1997

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1. Introduction

A landlord's entitlement to a deduction for interest paid on borrowed money employed in the purchase, improvement or repair of a rented residential property (section 97(2)(e) Taxes Consolidation Act 1997 (TCA)) is conditional on compliance with the registration requirements of the Residential Tenancies Act 2004 (the 2004 Act) in respect of all tenancies which exist in relation to the property in the year of assessment or accounting period in question.

This condition applies to interest paid by individuals during the year of assessment 2006 and subsequent years and by companies for accounting periods beginning on or after 1 January 2006. The statutory basis for the registration of tenancies is contained in Part 7 of the 2004 Act.

2. Persons who are required to register

The 2004 Act applies to the vast majority of private rented dwellings situated in the State. Dwellings outside the State are outside the scope of the Act.

Landlords are generally required to register details of their residential tenancies with the Residential Tenancies Board (RTB – previously the Private Residential Tenancies Board) including, for example, where the tenancy relates to a self-contained residential unit in the landlord's own residence. However, the requirement to register a tenancy does not apply where the landlord and tenant are sharing the same self-contained unit. Section 3 of the 2004 Act lists the types of dwellings that are excluded, for which there is no requirement to register tenancies. The main exclusions include:

- Business premises;
- Former rent-controlled dwellings occupied by the original tenant or by her or his spouse;
- A dwelling occupied under a shared ownership lease;
- A tenancy where the landlord and tenant share the same self-contained unit;
- A dwelling in which the spouse, parent or child of the landlord is resident and where there is no written lease or tenancy agreement;
- Holiday lettings;
- A dwelling let by, or to, a public authority.

The onus is on landlords to ascertain whether they are excluded from the requirement to register tenancies.

3. Registration requirements

Landlords are required to register details of **all** their tenancies within one month of the commencement of those tenancies. 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 RTB. Under the provisions of Part 4 of the 2004 Act, if the tenancy has not previously been terminated it will be deemed to be terminated when it has lasted four 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.

Landlords can register tenancies by completing the RTB1 form online at the [Residential Tenancies Board website](#) or can request a paper RTB1 Tenancy Registration Application Form by contacting the Board at 0818 30 30 37.

Section 136 of the 2004 Act sets out the particulars that must be entered on the RTB1. The RTB 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 PPSN. The 2004 Act states that the PPSN of the tenant(s) must be provided unless it cannot be ascertained by reasonable enquiry. Where landlords are unable to provide the required PPSN, they must declare on the form that every reasonable effort was made to obtain it. The RTB will register a tenancy once this declaration has been made.

4. Revenue requirements

The registration requirements outlined in Paragraph 3 above must be met for all a landlord's tenancies. If all the tenancies in a dwelling are not registered for a particular year, all interest relief in respect of that dwelling will be lost for the year. There is no provision for apportionment where only some of the tenancies are registered.

The registration requirements must be complied with in respect of all tenancies in a particular dwelling in the chargeable period for which the interest deduction is claimed. If a tenancy commences within the last month of the chargeable period, the registration requirements will be regarded as met if the tenancy is registered within a month of commencement even though the month may finish in the next chargeable period.

An interest deduction is claimed on a tax return. Landlords are required to state they have complied with the registration requirements. Revenue regards the registration requirements for a chargeable period as met if they are met by the return filing date for that period. Evidence of registration need not be submitted with the return of income but should be retained for inspection in the event of a compliance intervention.

For Revenue compliance intervention purposes, written confirmation of the registration of a tenancy from the RTB will be accepted as evidence of compliance with the registration requirements for that tenancy. Where a dwelling is exempt from registration requirements, the onus is on landlords to show they are not required to comply with the registration requirements. Landlords claiming interest relief in respect of properties situated outside of the State must be able to show that the interest paid relates to that property.

If it is discovered that a landlord has failed to comply with the registration requirements for a chargeable period, any interest relief that has been claimed will be withdrawn. Such a withdrawal of interest relief may result in an underpayment of tax and expose the landlord to interest and penalties.

4.1 Late registration

While new tenancies should be registered within one month of their commencement, provision is also made in the Act for late registration at double the normal registration fee. An acknowledgement from the RTB confirming registration in the case of a late registration will be accepted by Revenue as evidence of compliance with part 7 of the 2004 Act. However, a person claiming an interest deduction on their annual tax return must be able to indicate compliance with the Part 7 requirements at the time of making the return.

Interest relief that has been denied for a particular chargeable period because a tenancy was not registered by the return filing date for that period can subsequently be restored if the landlord avails of the late registration facility, subject to the usual four year time limit on claims for repayment of tax.

5. Use of management companies

5.1 Provisions of Residential Tenancies Act 2004

The 2004 Act is primarily concerned with the obligations of landlords and the protection of tenants' rights in residential tenancy situations. It does not cater specifically for the use of management companies, other than where a management company is the company in which functions are vested with respect to the management of an apartment complex. The Act defines a tenant as the person who is entitled to the occupation of a dwelling. A management company cannot be a tenant because it does not occupy the dwelling. A tenancy includes a sub-tenancy and thus a sub-tenancy between the management company and a tenant is covered by the Act. The person who is entitled to receive the rent is the owner of the dwelling, whether or not they have authorised an agent to act on their behalf.

5.2 Owner's obligation to register tenancies

Under section 97(21) TCA the evidence required to show compliance with the requirements of Part 7 of the 2004 Act for interest deduction purposes is a written communication from the RTB to the person chargeable (that is, the person assessable in respect of the rental income) confirming registration of a tenancy.

Revenue regards the owner of the dwelling as having the obligation to register all the tenancies created in respect of a property. A management company may, as the owner's agent, deal with the actual registration process. However, where the management company fails to ensure that the registration requirements are met, the owner, rather than the management company, will suffer the loss of an interest deduction.

This obligation on the owner of the dwelling applies even where the owner lets the dwelling to a management company that, in turn, lets the dwelling to the tenants. The use of a management company does not remove the obligation on an owner to register tenancies of their dwellings entered into by the management company. The owner is not entitled to such an interest deduction if they merely register the lease arrangements with a management company as a tenancy.

6. Student accommodation

As stated in paragraph 2 above, a dwelling let by, or to, a public authority is excluded from the registration requirements of the 2004 Act. A "public authority" includes a recognised educational institution. Where student accommodation is owned by an educational institution, there is no requirement for that educational institution to register the tenancies with the students. The exemption applies whether the accommodation is let directly by the educational institution or through a management company.

Certain student accommodation may qualify for residential rental tax relief (previously known as 'section 23' type tax relief). Where such accommodation is owned by private persons, those persons must register the tenancies with the students, unless they let the accommodation directly to a third level college for onward letting to students. Tenancies in dwellings that are let directly to students, or to a management company, must be registered. As the obligation to register a tenancy is triggered by the commencement of a tenancy it is not necessary to register the lease between the investor and the management company.

As outlined in paragraph 5.1, the tenant is the person who is entitled to occupy the dwelling; in these cases, the student. Where a management company on-leases the property to students, either the owner or the management company must register those tenancies. However, as outlined in paragraph 5.2, it is the owner who is ultimately responsible for registration and that will suffer the loss of an interest deduction.

7. Exchange of data between Revenue and RTB

Data available to Revenue

When a landlord registers a tenancy, the data that the RTB requires is as follows:

- Address of tenancy
- Capacity (number of rooms, beds)
- Description
- Rent payable
- Frequency of payment
- Date tenancy commenced
- Details of landlord including PPSN
- If landlord is a company, registered company details
- Agent details if relevant

Revenue is entitled to this information on a case-by-case basis by supplying the “identification number” of the landlord in question. An “identification number” is the PPSN in the case of an individual landlord or a Company Registration Number in the case of a company. If an agent has registered on behalf of a landlord, the landlord’s name and the agent’s “identification number” are required.

Revenue has requested and obtained information from the RTB on registrations. This information has been useful in a number of contexts, including:

- cross-referencing the number of registered tenancies with the RTB with the number of rental properties on Form 11 returns;
- determining a landlord’s entitlement to claiming mortgage interest relief on rental property loan interest from 2006 onward;
- confirming data in DSP rent subsidy files;
- identifying undeclared rental properties;
- cross-referencing information provided by tenants on Rent 1 forms.

The following material is either exempt from or not required to be published under the Freedom of Information Act 1997.

[...]

8. RTB contact details and further information

Information about the 2004 Act and the registration requirements is available at www.rtb.ie. **Enquiries about the registration requirements should be addressed to the RTB and not to Revenue.** The RTB can be contacted at:

Residential Tenancies Board

PO Box 47

Clonakilty

Co. Cork

Tel: 0818 303037

E-mail: registrations@rtb.ie

Website: www.rtb.ie