

Planning and Development (Amendment) Bill 2016

Committee Stage Amendment

New Section 16.

In page 48, after line 37 to insert the following new section -

“Restriction on termination of tenancies of buy-to-let dwellings.

16. The Residential Tenancies Act 2004 is amended by inserting the following section after section 34 –

Restriction on termination of tenancies of buy-to-let dwellings.

34A. - (1) A Part 4 tenancy may not be terminated by the landlord on the ground specified in paragraph 3 of the Table to section 34 where the property to which the tenancy agreement relates is the subject of an existing investment mortgage.

(2) Subsection (1) applies to all tenancies, including a tenancy created before the coming into operation of this section.

(3) Where, immediately before the coming into operation of this section, a notice of termination has been served on a tenant in reliance upon a ground provided for in paragraph 3 of the Table to section 34, section 34 shall continue to apply to that notice as if this section had not been enacted.

(4) In this section, “investment mortgage” means a mortgage which has been taken out as security in respect of a residential property that was not at the time of its purchase intended to serve as the principal private residence of the mortgagee, and is subsequently the subject of a tenancy agreement.”.

To read more about our “Stop Evictions” campaign, please click [HERE](#)

