STATUTORY INSTRUMENTS.

S.I. No. 500 of 2026

PLANNING AND DEVELOPMENT (SHORT TERM LETTING - PLANNING AND DEVELOPMENT ACT 2000) (CHANGE OF USE) REGULATIONS 2026

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I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 33 and 262 of the Planning and Development Act 2000 (No. 30 of 2000) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)), hereby make the following regulations:

Citation

1. (1) These Regulations may be cited as the Planning and Development (Short Term Letting - Planning and Development Act 2000) (Change of Use) Regulations 2026.

(2) The collective citation "Planning and Development Regulations 2001 to 2026" includes these Regulations.

Amendment of Planning and Development Regulations 2001

2. Article 22 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) is amended:

(a) By inserting the following sub-article after sub-article (1A):

"(1B) Notwithstanding sub-article (1), a planning application under section 34 of the Act solely in respect of the retention of change of use to short term letting shall also include a copy of the form set out at Form no. 24 of Schedule 3, or a form substantially to the like effect.",

(b) In sub-article (2) by substituting:

"sub-articles (1), (1A) or (1B)"

for

"sub-articles (1) and (1A)"

and

(c) In sub-article (4) by substituting:

"(b) a planning application for any development consisting of or mainly consisting of the making of any material change in the use of any structure or other land, or for the retention of any such material change of use, other than an application referred to in sub-article (1B), shall be accompanied by-"

for

Notice of the making of this Statutory Instrument was published in "Iris Oifigiúil" of 2*nd October,* 2026.

"(b) a planning application for any development consisting of or mainly consisting of the making of any material change in the use of any structure or other land, or for the retention of any such material change of use, shall be accompanied by-".

3. Article 33 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) is amended by inserting the following sub-article after sub-article (3C):

"(4) Notwithstanding paragraph (a) and (b) of sub-article (1), in the case of a planning application referred to in sub-article (1B) of article 22, the planning authority may only request further information in relation to matters of technical or environmental detail, or both, that are necessary to assist in the determination of an environmental impact assessment under Part 10 or an appropriate assessment under Part 20 or new matters raised through the planning application public participation process, and such requests for further information with regard to such an application may only be requested once by the planning authority.".

4. Schedule 3 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) is amended:

(a) In Form no. 2 by substituting:

"6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections — except in the case of outline permission or for those relating solely to the retention of change of use to short term letting"

for

"6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections — except in the case of outline permission)"

and

(b) by the insertion of the following after Form no. 23 —

"Form No. 24 *Article 22(1B)*

Planning Application Form solely for the retention of change of use to short term letting

PLANNING APPLICATION FORM FOR RETENTION OF CHANGE OF USE TO SHORT TERM LETTING

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Data Protection Commission states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

PLANNING APPLICATION FOR RETENTION OF CHANGE OF USE TO SHORT TERM LETTING **ADDITIONAL INFORMATION**	
1. FLOOR SPACE:	
Estimated floor space of the structure concerned in m^2	
NOTE: Estimated floor space means the approximate area ascertained by a visual inspection of the structure concerned. Where an estimated floor space is provided, the gross floor space at question 12 of the substantive application form (Form No. 2 of Schedule 3) is not required.	
2. DESCRIPTION OF PROPOSED DEVELOPMENT:	
Brief description of nature and extent of development including – • *the maximum number of people planned to be accommodated within the property when at full capacity,* • *the periods of operation as a short term letting e.g. year-round, seasonally, etc., and*	

• *the management of the property e.g. letting agent, owner-run, etc.*	
3. PREVIOUS USE OF LAND OR STRUCTURE:	
4. DECLARATION:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder. Where an application is made in electronic form with the consent of the planning authority under article 22(3) of the Planning and Development Regulation 2001 valid login credentials will replace the need for a signature and satisfy the declaration.	
Signed (Applicant or Agent as appropriate)	
Date	

”

L.S.

GIVEN under my Official Seal,
29 September, 2026.

JAMES BROWNE,
Minister for Housing, Local Government
and Heritage.

EXPLANATORY NOTE

(*This note is not part of the Instrument and does not purport to be a legal interpretation.*)

These Regulations amend Articles 22 and 33 and Schedule 3 of the Planning and Development Regulations 2001. The purpose of these Regulations is to prescribe a new form to be used in respect of planning applications made for the retention of change of use to short-term letting.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
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BAILE ÁTHA CLIATH 8,
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r-phost: publications@opw.ie

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