



PLANNING AND DEVELOPMENT (SHORT TERM LETTING - PLANNING AND DEVELOPMENT ACT  
2000) (AMENDMENT) REGULATIONS

2026 Circular

SPI 02/2026

19 May 2026

To: Directors of Planning in each Local Authority

CC: Chief Executives  
Senior Planners  
An Coimisiún Pleanála  
Office of the Planning Regulator  
Directors of Regional Assemblies  
Mayor of Limerick  
Land Development Agency

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**1. Purpose of Circular**

This circular informs planning authorities, the Commission and other key stakeholders that the PLANNING AND DEVELOPMENT (SHORT TERM LETTING - PLANNING AND DEVELOPMENT ACT 2000) (AMENDMENT) REGULATIONS (S.I. No. 130 of 2026) were signed by the Minister on 04 April 2026 and entered into force on that date.

**2. Summary of Regulations**

The Regulations amend Article 6 of the Planning and Development Regulations 2001 by deleting all references to rent pressure zones, such that the exemption from planning permission for change of use to a **short-term let for a principal private residence** applies nationwide and is not linked to the geographical designation of rent pressure zones.

The Regulations also revoke S.I. 72 of 2026.



Any enquiries regarding this circular can be emailed to the Department of Housing, Local Government and Heritage at the following email address [Planningperformance@housing.gov.ie](mailto:Planningperformance@housing.gov.ie)

Mise le meas,

A handwritten signature in black ink that reads "Laura Behan". The signature is written in a cursive, flowing style.

Laura Behan  
Principal Officer  
Head of Accelerating Infrastructure Unit