

Rent control

This information is for private landlords.

[Protected tenancies](#) and certain tenancies that do not meet [fitness standards](#) are subject to rent control.

The [Rent Officer for Northern Ireland](#) restricts the amount of rent you can charge for a rent-controlled tenancy.

Unfit properties becoming rent-controlled

Your tenancy will be rent-controlled if it needs [a certificate of fitness](#) and the council either:

- refuses to issue a certificate of fitness, or
- issues a notice of unfitness

If this happens, the council will inform the rent officer who will:

- determine the maximum rent your tenant should pay until repairs are carried out
- add your property details and the restricted rent to the [rent register](#)

The rent restriction will end once:

- necessary repairs are complete
- the council inspects the property
- the council issues a certificate of fitness

Protected tenancies and rent control

[Protected tenancies](#) are also rent-controlled, even if there is no disrepair. The [Rent Officer for Northern Ireland](#) sets the maximum rent for all protected tenancies in Northern Ireland.

Rent amounts for rent-controlled tenancies do not automatically increase. But the rent officer can review rents to decide whether or not they should be increased.

Determining the amount of rent

The rent officer determines the maximum rent that can be charged based on the:

- overall condition of the property in terms of fitness standards
- amount of rent the Housing Executive would charge for a similar property
- tenancy terms and what repairs the tenant is responsible for
- improvements carried out by the landlord

If the rent officer hasn't set a rent for your property since 1 April 2007, the maximum rent you can charge is:

- the amount registered with the Housing Executive before 1 April 2007, or
- £1 per week if the tenancy was not registered before 1 April 2007

You can apply to the rent officer for a rent assessment if you think your rent is too low.

[This booklet has more information on rent control in protected tenancies.](#)

More advice

- [Council enforcement](#)
- [Carrying out repairs](#)
- [Protected tenancies](#)

Footnotes