

IPAV Newsletter July 2025 Vol. 146

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IPAV Appoints New Chief Executive Officer



As announced yesterday, we congratulate Genevieve McGuirk on her appointment as IPAV's new CEO.

Genevieve has been Chief Operations Manager at IPAV and has been in integral and leading part of the Institute since she joined the team 10 years ago.

With effect from 1st of August 2025, Genevieve takes over the role of CEO from Pat Davitt who announced his intention to retire from the position some time ago.

We thank Pat for all his work and commitment to IPAV over the past 12 years and wish him well in his retirement.

Final Call for Applications Closing Date Friday 11th July 2025

If you know a family member, friend, or colleague who would benefit from the Higher Certificate in Business in Real Estate Valuation Sale and Management, a programme designed to equip students with the necessary knowledge and skills required for the property profession, now is the time to encourage them to apply.

This Level 6 (120 ECTS) course is delivered over 2 academic years, on a part-time basis through blended learning, and is approved by the PSRA for licensing purposes.



Applications must be submitted online by 5pm on 11th July, as the form will close and late submissions cannot be accepted.

Course Details and Online Application Form are [Available here](#)

Understanding the New RPZ Rules

We would like to take this opportunity to highlight to members, in our recently published *The Property Professional* an important feature by Pat Davitt on *Understanding the New RPZ Rules*. We encourage members working in Residential Lettings to familiarise themselves with the new rules, and also to remind members to please contact Pat or the team at IPAV with any queries regarding the new rules. Simply click on the image below to access our magazine in pdf format.

UNDERSTANDING THE NEW RPZ RULES



The new Rent Pressure Zone rules announced by the Government in June require detailed consideration by agents, since they are complex, and different rules will apply, depending upon when the existing arrangement was entered into. **Pat Davitt** explains.

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You will see that several of the provisions FAW sought have been taken on board, and in this regard we believe Minister James Brown and the Government deserve credit for hearing us out on the devastating impact of the existing rules on the market, for renters and for landlords. Too often short-term considerations have trumped longer-term impacts, leaving small landlords with unsalable properties over time. This has been evidenced in a copious amount of literature, some of which I've previously documented.

To deliver for your clients you will need to study each situation. If in doubt please don't hesitate to contact FAW and we will, of course, endeavour to clarify and guide you through the changes.

Following the public announcement IPW sought clarification from the Department of Housing on a number of issues that were not clear at the time of the initial announcement.

It has now been established that the new RPZ measures will apply to new tenancies created (i.e. first time tenancy between parties) from 1 March 2005.

Landlords with existing tenancies will retain the right to terminate a tenancy in accordance with the provisions prevailing at the time the tenancy was established. For example, a landlord will retain the right to issue a NCT (Notice of Termination) for sale or for the use of a family member for any tenancies created before 1 March 2005.

If properties currently out of the rental market were to be re-entered prior to 1st

March 2025 it would not be possible to apply the 1st March 2025 provisions without legislation being enacted.

All landlords who enter a new tenancy on or after 1st March 2025 will have the right to reset rent to market rates but **not** for 'no fault' evictions. Tenants must leave of their own volition or have breached their tenant obligations, or the dwelling must no longer be suitable to accommodate the needs of the tenant household.

IPW continues to lobby for provision that landlords with tenancies of more than 10 years should automatically have the right to reset rents. The Department of Housing has said it will consider the issue of 'no fault' evictions in consultation with the Minister.

Rent increases nationally – except for no

The CPI will apply to rent increases rather than the Harmonised Indices of Consumer Prices (HICP) from 1st March 2006. The current HICP system means that many landlords could not increase rents, even if CPI was 2% or more, as the current HICP excludes mortgage interest payments and other items such as home insurance. Local

New Distinction between Landlords Based on Size

Based on size

With first time tenancies created from 1 March 2020 onwards there will be a new distinction between landlords based on size. For larger landlords, defined as having four or more tenancies, no default exemption will be given entirely, except in very limited circumstances.

Smaller landlords, defined as having no more than three tenancies, will be exempt from the new tenancy rules for the first six years. They will only not be able to terminate a tenancy during the six-year tenancy will if:

- o they lose their job, which will be defined as a loss of employment or in legislation (for example, separation from a spouse or partner, returning to the abroad/bankruptcy)
- o they require the dwelling for an immediate family member (parent/child/spouse)

At the end of the six-year tenancy, a small landlord will have a right to terminate a tenancy due to:

- o Intention to sell
- o Renovation of the property
- o Property required for a family member
- o Change of use

Universal Provisions

All landlords will continue to have the right to terminate a tenancy where there is a breach of the tenancy agreement.

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All landlords will be able to sell a property with tenant in-situ at any time into the future. This option should become easier and the norm as tenancies will be kept up to date by the 2% maximum yearly rent cap or the six years rent of rents applying to smaller landlords.

Landlords will be able to reduce rents if they wish for some tenants, knowing they can reset to market rent at the start of a new tenancy.

RPZs countryside
RPZs are effective countryside from June 20th, 2025, so the existing arrangements for properties outside of RPZs will be redundant. This means the two-year rent reviews are gone and all tenancies will be subject to yearly rent increases of 2% maximum. IPAU sought this in 2016 when the first RPZs were announced believing it would have made rental caps fairer and prevented the mass exodus of private landlords from the market. It's taken nine years to get to this point.

It is critical now that such landlords should be enabled to relet rents. There are many older tenancies with rents of 50/60% below current market rent. If the government does provide for this, it will eventually flush out all the old rental agreements and encourage these landlords to stay in the market knowing they would be able to relet rent at some future stage. It would also mark the beginning of the end of the current oppressive RPZ regime and allow the Government more scope to amend the rules on time, rent and...

With the introduction of the new policy measures, new legislation will address the arrangements for the various scenarios. One might say the devil will be in the detail, but all will be revealed over the next couple of months.

On the definition of 'renovation of a property' after six years, this will also be considered in framing the Bill.

enter a new tenancy in 2026 will have the right to market rate but not to buy.

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IPAV CEO, Out & About

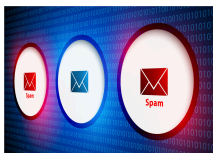


IPAV's CEO Pat Davitt was delighted to meet with Eamon O'Reilly MIPAV of O'Reilly Taylor & Tweedy in their office on Main Street, Cavan. Pictured here, discussing the local market, Eamon advised he is selling some new properties in the area; a 3 bed new home, measuring 1250 sq. ft. is €370k, and a 2 bed new home measuring 915 sq. ft. with an attic ready for conversion, is €349k. Also, on the second-hand market, a 3 bed home is ranging from €280k - €300k.

Congratulations to Raymond Smith MIPAV of Smith Property on the opening of his new office in Baillieborough, Co Cavan. Pat Davitt, IPAV's CEO pictured here with Rachel Green, of Smith Property was delighted to call into the new office, to wish everyone well, and discuss the busy local market.



Reminder: Watch for Suspicious Emails



We are aware there are a number of spam & scam emails circulating, purporting to be from IPAV or relating to IPAV. Please remain vigilant and avoid clicking on links or opening attachments from unexpected or suspicious emails. IPAV emails are only ever sent from our domain [@ipav.ie](mailto:info@ipav.ie).

Online Certificate in Real Estate Administration

This online certificate course, through the Technology University of the Shannon (TUS) is targeted at Administrators/Marketing in real estate offices or individuals intending to work in an estate agency office. Throughout this one year part-time course, students will gain the knowledge and competencies required to support the property professional and their clients in a professional and competent manner. On successful completion of this course, graduates will obtain a NFQ level 6 (60 ECTS) qualification and will be eligible to apply for Affiliate Membership of IPAV.



For course details and registration please click: [Certificate in Real Estate Administration](#)

Smart Meters Empowering Irish Homes and Businesses

ESB Networks has now installed 1.9 million smart meters across Ireland, with the nationwide rollout continuing. With a smart meter and an online account, users can access detailed daily, weekly, and monthly consumption data. This visibility allows households and businesses to better understand their energy patterns, reduce waste, and choose more cost-effective tariffs from suppliers.



For Estate agents this is a good first step to measuring energy use and reducing costs.

Join Us on the Green: YPN's 2025 Golf Classic



YPN's annual golf classic is taking place on Thursday 4th September at The Heritage, Killenard, Co. Laois.

To take part in this year's Golf Classic and enjoy a great day of competition, networking, and sport, gather your teammates and secure your spot using the link below.

The cost is €240 per team (3 players per team) and includes Green Fees, Breakfast Bap on Arrival, 2-Course Meal at The Heritage Hotel and to be in with a chance of winning some fantastic prizes.

Click: [YPN Golf Classic 2025](#)

IPAV PSRA CPD - Live Webinar Registration Now Open



Registration is now open for our Autumn PSRA CPD Live Webinar, taking place on Friday 19th September. Full attendance provides licenced agents with the necessary 5 PSRA CPD hours for 2025. Details will be emailed to members, however, in advance, you can register today using the link below. The cost is €75.00 per person.

Click: [IPAV PSRA CPD Live Webinar - 19th September](#)

IPAV Annual Business Conference & Gala Dinner - Thank You

Thank you to all our members for attending this year's Annual Business Conference and Gala Dinner on Friday 13th June at Farnham Estate, Cavan. It was a great day and evening, and we hugely appreciate everyone's support.



RHA Gold Medal Awarded To Dr. Yvonne Scott

We wholeheartedly congratulate Dr Yvonne Scott on being awarded the RHA Gold Medal for 2025. This is an outstanding achievement and we are honoured Dr Scott is a longstanding lecturer on IPAV's Fine Arts Programme, sharing her extensive expert knowledge with so many fine art students over the years. For coverage of this recent event please see link from the RHA available [here](#)

We look forward to sharing details of IPAV's 2025/26 Fine Arts Programme over the coming weeks.



The Housing Agency - Autumn Outreach Events

The Housing Agency will be hosting a series of outreach events in Autumn 2025 for stakeholders in Multi-Unit Developments in Autumn 2025. Dates, details and registration information are available from the link below.

<https://www.housingagency.ie/news-events/outreach-events-stakeholders-multi-unit-developments-2025>

Outreach Events for Stakeholders in Multi-Unit Developments	
Wednesday, 10 September	Landmark Hotel, Carrick on Shannon
Wednesday, 17 September	Clayton Hotel, Galway
Wednesday, 24 September	Irish Fitzgerald Hotel, Newland's Cross, Dublin
Wednesday, 1 October	Coomes Plaza Hotel, Salford, Dublin
Wednesday, 15 October	Castletroy Park Hotel, Limerick
Wednesday, 22 October	Clayton Silver Springs Hotel, Cork

Events are free to attend and start at 5pm.
To register and for more information please visit
www.housingagency.ie/news-and-events



Early Booking for IPAV Events

- European Valuation Conference
- IPAV Member's Lunch - Dublin
- IPAV Member's Lunch - Cork

Please click: [IPAV Upcoming Events](#)



IPAV In the Media & Press Releases

IPAV in the Media:

04.07.25 - Source: businesspost.ie - Article by Megan O'Brien
Genevieve McGuirk appointed new chief executive of IPAV

23.06.25 - Source: Independent Westmeath

Athlone auctioneer appointed to key representative body role

23.06.25 - Source: Western People

Mayo woman takes up senior role at auctioneers' body

23.06.25 - Source: breakingnews.ie - Article by Eva Osborne

House price increases could be 'well ahead of last year', auctioneers say

23.06.25 - Source: Midlands 103

IPAV Advises To Hold Off On Buying Home Amid Rising Prices

21.06.25 - Source: leitrimobserver.ie - Article by Stella Gordon

Leitrim auctioneer urges emergency planning reforms to ease housing crisis

18.06.25 - Source: mayonews.ie - Article by Oisín Bradley

Mayo woman awarded top role in national auctioneer group

17.06.25 - Source: longfordleader.ie - Article by Longford Live reporter

Longford auctioneer warns of 'malign forces' if we don't make progress on providing homes

13.06.25 - Source: RTE Radio 1 Claire Byrne Show

The Gathering: RPZ's and School Phone Pouches

Louise Burne, Political Correspondent with the Irish Mirror; Micheál Carrigy, Fine Gael TD Longford Westmeath; Ciaran Aherne, Labour Party TD for Dublin South-West, Brenda Power, Journalist & Commentator

09.06.25 - Source: RTE Radio 1 Claire Byrne Show

Rule for Renters: What an overhaul of Rent Pressure Zone restrictions could look like

Dr. Michael Byrne, School of Social Policy, Social Work and Social Justice, University College Dublin and Pat Davitt, CEO of the Institute of Professional Auctioneers and Valuers

IPAV Press Releases:

House Prices – Increases for the Year Could Be Well Ahead of Last Year – IPAV

House Prices – Transformative Change Needed from Government in New Plan – IPAV

RPZ Government Announcement Welcomed By IPAV

New IPAV President Calls For Emergency Planning Measures Until Such Time As Planning And Development Act Provisions Take Effect

IPAV Appoints New Chief Executive Officer

IPAV

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