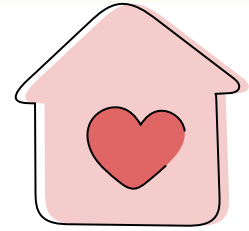


Rent-a-Room Scheme



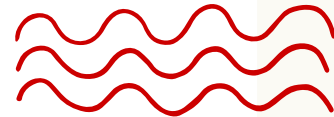
What is Rent-a-Room Scheme?

What is the Rent-a-Room Scheme?

- A tax relief initiative that allows homeowners to earn up to €14,000 annually tax-free for renting a room in their home.
- The scheme applies to properties where the homeowner resides, making it ideal for shared accommodation situations.

Eligibility Criteria

- The property must be the landlord's primary residence.
- The scheme is open to shared properties (e.g., a spare room in your home).
- The rent and utility contributions from your guest(s) cannot exceed €14,000 annually to qualify for tax relief.
- Letting period cannot be shorter than 28 consecutive days to qualify.



Distinction Between Renting a Room in Your Home or a Self Contained Unit

You can avail of the Rent a Room scheme by renting out a room in your home to private tenants or a self-contained unit such as a basement flat or a converted garage.

It is important to note that renting a self-contained unit involves different responsibilities than renting out a room.

Self Contained Units

- The rented room or rooms can be a self-contained unit within the house, such as a basement flat or a converted garage. If this unit is not attached to the property it cannot qualify for the relief.
- The rights and responsibilities of a landlord under residential tenancies legislation apply. For example;
- You must register the tenancy with the Residential Tenancies Board (RTB) annually.
- The accommodation must meet minimum physical standards.

Renting out a room in your home

- If the part of your home that you rent out is not self-contained, you are not covered by landlord and tenant legislation, so the rights and responsibilities under that legislation do not apply to you.
- A person renting a room in your home is living there under a license agreement, not a tenancy agreement.
- Before you rent out a room in your home, you and the person renting should agree on some ground rules and put them in writing. If you both sign and keep a copy of this agreement, you can refer to it if there is a disagreement.

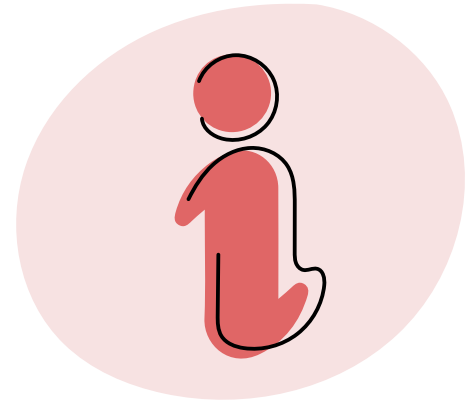
For more information on renting out a self-contained unit and its legal obligations, visit the Citizens Information webpage on Renting Out a Room in Your Home.

How to Apply

To claim rent-a-room relief you must enter your exempt rental income on your annual tax return.

You can complete and submit your tax return form online using:

- Revenue's [myAccount Service](#) if you are a PAYE taxpayer (Form 12)
- Revenue [Online Service \(ROS\)](#) if you are self-employed or a PAYE taxpayer with other sources of income (Form 11)



Alternatively, you can complete a hard-copy annual tax return and return the completed form to [your local tax office](#).

Housing Assistance Payment (HAP) and Rent -a Room scheme

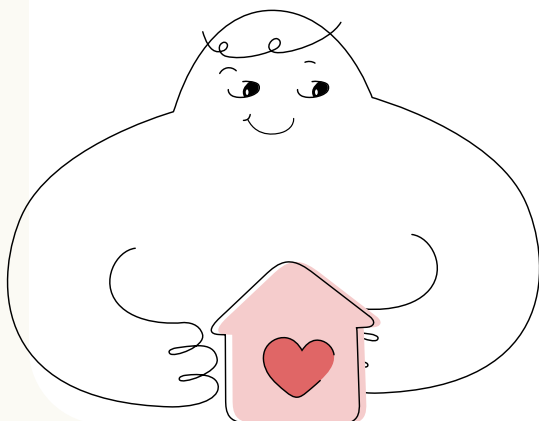
A person renting a room or self-contained unit within your property may qualify for the Housing Assistance Payment (HAP). [HAP](#) is a social housing support for people who have a long-term housing need.

There are additional rules for the rent-a-room relief if you are renting a room to someone getting the Housing Assistance Payment.

If the person renting a room or self-contained unit within your property is applying for the Housing Assistance Payment, you will need to provide [certain information](#) to the local authority. The local authority will pay you HAP directly.

You can read more about the Rent a Room Scheme and HAP [here](#).

- It is important to note that **Beneficiaries of [Temporary Protection](#) are not entitled** to the [Housing Assistance Payment \(HAP\)](#).
- The Irish Red Cross works with Programme Refugees who are entitled to HAP. If you are interested in supporting a Programme Refugee, you can contact migrationcrisis@redcross.ie



Disclaimer Note: This guidance document is intended for informational purposes only and does not constitute legal, financial, or professional advice. While every effort has been made to ensure the accuracy and completeness of the information contained herein, we advise all readers to consult official government sources and seek independent legal and financial advice for matters addressed above.