

## Rent control

This information is for private landlords. Private tenants can find information and advice [here](#).

[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