



Changes to Part V for local authorities

Part V of the Planning and Development Acts 2000 to 2020 has been amended by the Affordable Housing Act 2021.

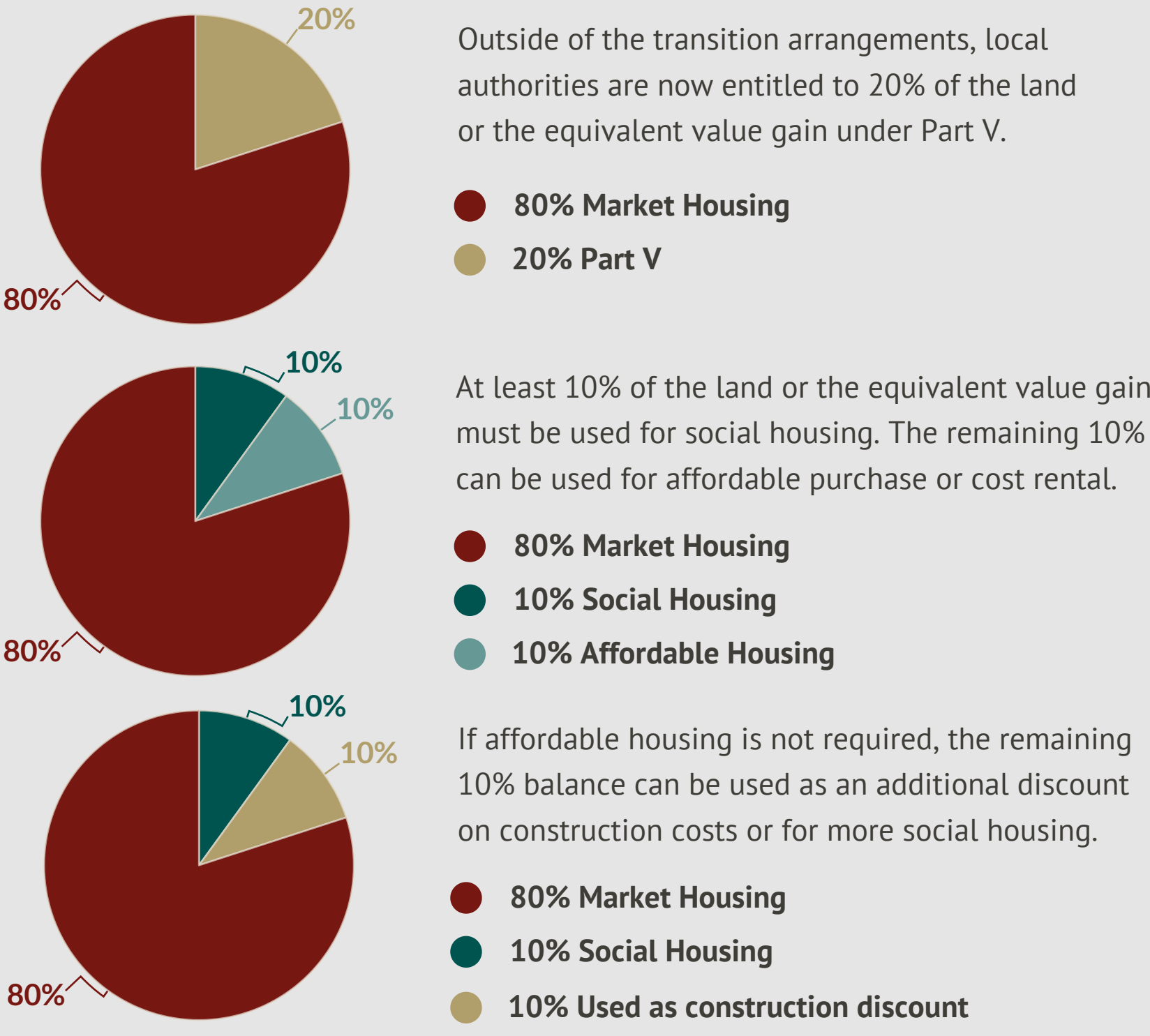
Main Changes:

- These changes to Part V primarily apply to **land purchased on or after 1 August 2021**. Any new planning permissions for housing development on that land will have a **20% Part V requirement**.
- A **10% Part V requirement** will apply where **land already has planning permission** or was purchased between 1 September 2015 and 31 July 2021 and planning permission is granted before 31 July 2026.

Land where the changes to Part V requirement apply	Land where the transition arrangements apply
20% Part V requirement	10% Part V requirement
At least half of the Part V provision must be used for social housing support	All of the Part V provision must be used for social housing support
The remainder can be used for affordable housing, which can be affordable purchase, cost rental or both.	All of the land or equivalent value gain under Part V must be used for social housing support.

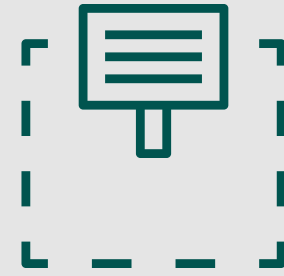
Housing Strategies:

- Housing strategies within local authority development plans must in future include an estimate of how much social, affordable purchase and cost rental housing is required in the area.
- The housing strategy must specify a percentage (not more than 20%) of land to be reserved for the delivery for social, and, if applicable, affordable, and cost rental housing under Part V.
- Where there is a housing strategy already in place, the local authority chief executive must estimate the affordable purchase and cost rental requirements for deemed inclusion in the strategy.



Transition Arrangements:

Changes to Part V take effect from **3 September 2021**.



Other important changes:

- There will be a Part V requirement on any land granted planning permission for the development of housing (irrespective of zoning).
- The legislation has been updated to bring clarity to the availability of arbitration at any stage in the Part V negotiations.
- The 'Market value' of land for the purpose of Part V is now defined as the open market value on the date of the grant of planning permission.
- An applicant for planning permission for developments of 4 houses or fewer can apply for an exemption certificate from Part V.

Information provided in this graphic is for illustrative purposes and broad guidance. For specific information please refer to the [text of the Affordable Housing Act 2021 as published by the Oireachtas](#).