

Is your rent above the market?

, Dublin 24, Co. Dublin,

· Tallaght Central

€1,500

 a month, your rent93 m²

BER A

3-bed house

Similar homes let here, last 12 months, recomputed for 93 m² and BER A: median €2,213, also the most the register supports.

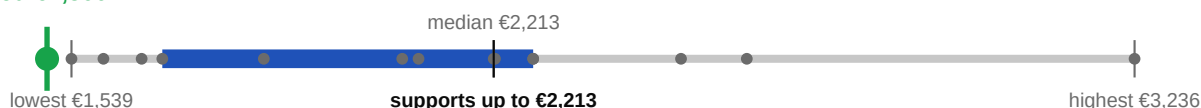
The increase is above the limit by €95.00 a month

The most the rent can go to is €1,605.00 (7.00% over 42 months). A notice for €1,700.00 is open to challenge.

Your rent is within the market for a home like yours

14 tenancies of similar 3-bed houses in Tallaght Central that began in the last 12 months (their rent is still as first set), recomputed for your 93 m² and BER A: median €2,213, which is also the most a landlord could defend for a home like yours, the single highest €3,236; 0% of them come to less than yours. Nothing to claim on the level; the notice itself is the question (next page).

you €1,500



14 tenancies of similar homes that began in the last 12 months, each recomputed for your home; the blue band is the middle half of them.

THE TEST THE LAW APPLIES

Market rent

What a willing tenant would pay a willing landlord for a similar home in the area (s.24).

It is a range: what similar homes actually let for, not one number.

Never above it

A rent may not be set above market rent, at the start or at a review (s.19).

The test is applied at the date the rent was set.

Two limits at a review

A continuing rent rises by at most 2% a year or inflation, and never above market rent.

Either side may ask for a review to market rent once in 12 months (s.21).

The register shows rent alone. If yours includes bills, parking or furniture, part of any gap is those extras, not the rent (s.24 also weighs the other terms of the letting).

Similar homes let here

14 registered tenancies of 2 to 4 bedroom houses (too few with exactly 3) in Tallaght Central that began in the last 12 months (a rent cannot be reviewed within 12 months of the start, so these are still as first set; older records may have been reviewed and are listed in the appendix only), within $\pm 50\%$ of your floor area and 3 BER grades (11 without a BER on the register, taken as they are). Each rent is recomputed for your 93 m² and BER A in the column "for yours", and the table is sorted by it. Every RT number can be checked on the RTB Rent Register.

RT NUMBER	RENT	FOR YOURS	M ²	BEDS	BER	BEGAN	AREA
RT-0626-...	€3,200	€3,236	86	3	A1	5 Jun 2026	Tallaght-Springfield
RT-0126-...	€2,500	€2,617	80	3		22 Dec 2025	Tallaght-Kingswood
RT-0925-...	€2,400	€2,512	80	3		22 Sept 2025	Tallaght-Kilnamanagh
RT-0226-...	€2,400	€2,276	110	3		20 Feb 2026	Tallaght-Millbrook
RT-0226-...	€2,400	€2,276	110	3		1 Mar 2026	Tallaght-Kiltipper
RT-0126-...	€2,400	€2,215	120	3		1 Jan 2026	Tallaght-Belgard
RT-0426-...	€2,300	€2,213	105	3		27 Mar 2026	Tallaght-Springfield
RT-0126-...	€2,000	€2,093	80	3		18 Dec 2025	Tallaght-Springfield
RT-0926-...	€2,000	€2,067	90	3	B1	1 Sept 2026	Tallaght-Springfield
RT-0326-...	€2,000	€1,846	120	3		23 Feb 2026	Tallaght-Millbrook
RT-0626-...	€1,609	€1,684	80	3		1 Jun 2026	Tallaght-Oldbawn
RT-0326-...	€1,720	€1,651	110	3	A3	14 Mar 2026	Tallaght-Tymon
RT-0226-...	€1,700	€1,590	115	3		1 Feb 2026	Tallaght-Springfield
RT-0226-...	€1,600	€1,539	105	3		5 Jan 2026	Tallaght-Springfield
you	€1,500	€1,500	93	3	A		

Bold: the three closest matches at the market level the register shows for your home: the same three a landlord would get. Sorted by the recomputed figure, high to low.

How the recomputation works: on 42 registered tenancies in this area, rent rises about 3% for every 10% more floor area and about 1.2% per BER grade. A smaller or colder home than yours is scaled up, a bigger or warmer one down.

Today: 101 returned by the register → 41 began in the last 12 months (rent still as first set) → 17 BER within 3 grades → 14 not far below the local median. When your rent was set (1 Mar 2023): 101 returned by the register → 42 began on or before Mar 2023 → 5 began in the 12 months before Mar 2023 → 0 began in the last 12 months (rent still as first set). Every one of the 101 records is listed in Appendix A with the reason it is in or out, judged at both dates.

The increase notice, checked

The notice for €1,700.00 has a problem

Limit €1,605.00 (7.00% over 42 months, the lower of 2% a year and inflation). Received 12 Sept 2026, new rent from 11 Dec 2026 (90 days kept).

Current rent	€1,500.00
Last set	1 Mar 2023
Proposed	€1,700.00
Legal maximum	€1,605.00
Notice received	12 Sept 2026
New rent from	11 Dec 2026
Dispute by	10 Dec 2026
Above the limit	€95.00 a month

The new rent of €1,700.00 is within the market for a home like yours

Median for similar homes, recomputed for yours: €2,213; 29% of similar new tenancies come to less.

Two of the three comparables on the notice are not a similar home

The notice must cite three tenancies of dwellings of similar size, type and character in a comparable area. RT-0325-... (began 19 months ago, a continuing tenancy: the rent may have been reviewed since, so the register does not show what it first let for); RT-0225-... (began 20 months ago, a continuing tenancy: the rent may have been reviewed since, so the register does not show what it first let for). A notice resting on unlike homes does not show the market rent, and the increase can be disputed on that ground. One does pass: RT-0626-... at €3,200, about €3,236 for a home like yours.

The landlord's own three examples, recomputed for your 93 m² and BER A, support the new rent

RT-0325-... €3,500 → €3,474, RT-0626-... €3,200 → €3,236, RT-0225-... €3,100 → €3,009: each comes to at least €1,700.00 once scaled to your home.

79 days left to refer a dispute to the RTB

Deadline 10 Dec 2026: the later of 28 days from the notice and the day before the new rent starts. After that a dispute is still possible on other grounds (unregistered tenancy, invalid notice, rent above market rent), but not simply on the increase.

THE COMPARABLES ON THE NOTICE, CHECKED

RT NUMBER	RENT	FOR YOURS	M ²	BER	BEGAN	VERDICT
RT-0325-...	€3,500	€3,474	95	A2	March 2025	not similar
RT-0626-...	€3,200	€3,236	86	A1	June 2026	similar home
RT-0225-...	€3,100	€3,009	102		February 2025	not similar

Taken together, the landlord's examples support the €1,700.00 asked: each comes to at least that once scaled to your home.

RT-0325-... : began 19 months ago, a continuing tenancy: the rent may have been reviewed since, so the register does not show what it first let for. RT-0225-... : began 20 months ago, a continuing tenancy: the rent may have been reviewed since, so the register does not show what it first let for. A review notice must cite three tenancies of dwellings of similar size, type and character in a comparable area.

WORDS FOR THE LANDLORD

"I have checked your rent review notice dated 12 Sept 2026 against the RTB Rent Increase Calculator. The most the rent can rise to is €1,605.00, not €1,700.00. I am asking you to withdraw the notice or reissue it for no more than €1,605.00. If we cannot agree, I will refer it to the RTB before 10 Dec 2026."

WHEN YOUR RENT WAS SET: 1 MAR 2023

Too few similar tenancies began before 1 Mar 2023 to judge the market then

0 found; a market needs more. Your rent was set over 12 months ago: the register shows only today's rents, and only a tenancy begun in the last 12 months is still at its first rent, so older records cannot show the market then. The test in section 19 is applied at the date the rent was set, so today's figures above support a request to the landlord rather than a dispute on that ground. The register only reaches back about two years.

IF THE LANDLORD SHOWS A VALUATION

Not a substitute

Every rent review notice must cite three tenancies from the RTB register, with RT numbers (s.22(2A)(d); Part C of the RTB form). A letter from an agent or valuer does not stand in for them.

Ask four things

Who signed it and their PSRA licence. The date. Whether the home was inspected. Which lettings it compares to. Most letters quote asking rents from adverts; the register holds the rents actually agreed.

At the RTB

A valuation is an opinion and is weighed against the register, the same evidence as in this report. Anything the landlord files is sent to you before the hearing, so you can answer it.

The RTB Rent Register returned 101 records to 6 searches on 22 Sept 2026 (search references , , , , ,). Each search is one set of filters on rtb.ie (area, dwelling type, bedrooms, BER, floor area); the reference is on its results page. The register shows at most 30 results per search, so this is every record those searches surfaced, not every tenancy in the area.

Your home: 3-bed house, 93 m², BER A, Tallaght Central. Each record was held against it in the order of the groups below; a record is grouped by the first reason that applies, and every other reason it fails is listed after it. Red cells mark the values that put it outside the comparable set; the last two columns judge the same record today and against tenancies that began in the 12 months before 1 Mar 2023, when your rent was set (lettings that began after that date cannot show the market then, and ones over 12 months old today may have had their rent reviewed since). † marks a record just outside the fence (a few m², one BER grade or one month over). Blank cells are blank on the register itself. Dates marked * are the earlier of the register's start date and the month in the RT number of an annual registration.

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Mar 2023	
In the comparable set (14)												
RT-0926-...	Tallaght Central	Tallaght-Springfield	House	3	B1	90	€2,000	1 Sept 2026	New	in the set	began Sept 2026, after your rent was set	
RT-0626-...	Tallaght Central	Tallaght-Springfield	House	3	A1	86	€3,200	5 Jun 2026	New	in the set	began Jun 2026, after your rent was set	
RT-0626-...	Tallaght Central	Tallaght-Oldbawn	House	3		80	€1,609	1 Jun 2026	New	in the set	began Jun 2026, after your rent was set	
RT-0426-...	Tallaght Central	Tallaght-Springfield	House	3		105	€2,300	27 Mar 2026	New	in the set	began Mar 2026, after your rent was set	
RT-0326-...	Tallaght Central	Tallaght-Tymon	House	3	A3	110	€1,720	14 Mar 2026	New	in the set	began Mar 2026, after your rent was set	
RT-0226-...	Tallaght Central	Tallaght-Kiltipper	House	3		110	€2,400	1 Mar 2026	New	in the set	began Mar 2026, after your rent was set	
RT-0326-...	Tallaght Central	Tallaght-Millbrook	House	3		120	€2,000	23 Feb 2026	New	in the set	began Feb 2026, after your rent was set	
RT-0226-...	Tallaght Central	Tallaght-Millbrook	House	3		110	€2,400	20 Feb 2026	New	in the set	began Feb 2026, after your rent was set	
RT-0226-...	Tallaght Central	Tallaght-Springfield	House	3		115	€1,700	1 Feb 2026	New	in the set	began Feb 2026, after your rent was set	
RT-0226-...	Tallaght Central	Tallaght-Springfield	House	3		105	€1,600	5 Jan 2026	New	in the set	began Jan 2026, after your rent was set	
RT-0126-...	Tallaght Central	Tallaght-Belgard	House	3		120	€2,400	1 Jan 2026	New	in the set	began Jan 2026, after your rent was set	
RT-0126-...	Tallaght Central	Tallaght-Kingswood	House	3		80	€2,500	22 Dec 2025	New	in the set	began Dec 2025, after your rent was set	
RT-0126-...	Tallaght Central	Tallaght-Springfield	House	3		80	€2,000	18 Dec 2025	New	in the set	began Dec 2025, after your rent was set	
RT-0925-...	Tallaght Central	Tallaght-Kilnamanagh	House	3		80	€2,400	22 Sept 2025	New	in the set	began Sept 2025, after your rent was set	
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (60)												
RT-0925-...	†	Tallaght Central	Tallaght-Kingswood	House	3		120	€1,778	6 Sept 2025	New	began 13 months ago, rent may have changed since	began Sept 2025, after your rent was set
RT-0925-...	†	Tallaght Central	Tallaght-Springfield	House	3	B3	90	€2,440	Sept 2025*	Annual	began 13 months ago, rent may have changed since; BER B3, 4 grades from A	began Sept 2025, after your rent was set; BER B3, 4 grades from A

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Mar 2023
RT-0925-...	Tallaght Central	Tallaght-Springfield	House	3	C3	100	€1,700	Sept 2025*	Annual	began 13 months ago, rent may have changed since; BER C3, 7 grades from A	began Sept 2025, after your rent was set; BER C3, 7 grades from A
RT-1225-...	Tallaght Central	Tallaght-Avonbeg	House	3	D1	89	€1,582	Sept 2025*	Annual	began 13 months ago, rent may have changed since; BER D1, 8 grades from A	began Sept 2025, after your rent was set; BER D1, 8 grades from A
RT-0825-...	Tallaght Central	Tallaght-Kiltipper	House	3		80	€2,086	Jul 2025*	Annual	began 14 months ago, rent may have changed since	began Jul 2025, after your rent was set
RT-0725-...	Tallaght Central	Tallaght-Kiltipper	House	3	C1	80	€3,000	Jul 2025*	Annual	began 15 months ago, rent may have changed since; BER C1, 5 grades from A	began Jul 2025, after your rent was set; BER C1, 5 grades from A
RT-0226-...	Tallaght Central	Tallaght-Glenview	House	3		120	€1,800	Jun 2025*	Annual	began 15 months ago, rent may have changed since	began Jun 2025, after your rent was set
RT-0625-...	Tallaght Central	Tallaght-Millbrook	House	3	E2	122	€2,800	Jun 2025*	Annual	began 16 months ago, rent may have changed since; BER E2, 11 grades from A	began Jun 2025, after your rent was set; BER E2, 11 grades from A
RT-0625-...	Tallaght Central	Tallaght-Millbrook	House	3		80	€2,239	May 2025*	Annual	began 16 months ago, rent may have changed since	began May 2025, after your rent was set
RT-0525-...	Tallaght Central	Tallaght-Glenview	House	3	B1	110	€2,210	May 2025*	Annual	began 17 months ago, rent may have changed since	began May 2025, after your rent was set
RT-0525-...	Tallaght Central	Tallaght-Oldbawn	House	3	D2	113	€1,659	Apr 2025*	Annual	began 17 months ago, rent may have changed since; BER D2, 9 grades from A	began Apr 2025, after your rent was set; BER D2, 9 grades from A
RT-0325-...	Tallaght Central	Tallaght-Kilnamanagh	House	3	A2	95	€3,500	Mar 2025*	Annual	began 19 months ago, rent may have changed since	began Mar 2025, after your rent was set
RT-0325-...	Tallaght Central	Tallaght-Kingswood	House	3	C1	93	€2,275	Mar 2025*	Annual	began 19 months ago, rent may have changed since; BER C1, 5 grades from A	began Mar 2025, after your rent was set; BER C1, 5 grades from A
RT-0325-...	Tallaght Central	Tallaght-Springfield	House	3	E1	81	€2,244	Mar 2025*	Annual	began 19 months ago, rent may have changed since; BER E1, 10 grades from A	began Mar 2025, after your rent was set; BER E1, 10 grades from A
RT-0225-...	Tallaght Central	Tallaght-Springfield	House	3		102	€3,100	Feb 2025*	Annual	began 20 months ago, rent may have changed since	began Feb 2025, after your rent was set
RT-1124-...	Tallaght Central	Clondalkin-Ballymount	House	3		118	€1,990	Nov 2024*	Annual	began 23 months ago, rent may have changed since	began Nov 2024, after your rent was set
RT-1024-...	Tallaght Central	Clondalkin-Ballymount	House	3		114	€1,200	Oct 2024*	Annual	began 24 months ago, rent may have changed since; €1,200, under 65% of median €2,213	began Oct 2024, after your rent was set; €1,200, under 65% of median €2,213
RT-1024-...	Tallaght Central	Tallaght-Springfield	House	3	F	68	€2,461	Sept 2024*	Annual	began 24 months ago, rent may have changed since; BER F, 12 grades from A	began Sept 2024, after your rent was set; BER F, 12 grades from A
RT-0123-...	Tallaght Central	Tallaght-Oldbawn	House	3		110	€1,600	Jan 2023*	Annual	began 45 months ago, rent may have changed since	began Jan 2023, over 12 months ago, rent may have changed since
RT-1022-...	Tallaght Central	Tallaght-Springfield	House	3		80	€1,350	Oct 2022*	Annual	began 48 months ago, rent may have changed since; €1,350, under 65% of median €2,213	began Oct 2022, over 12 months ago, rent may have changed since; €1,350, under 65% of median

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Mar 2023
RT-0922-...	Tallaght Central	Tallaght-Springfield	House	3		70	€1,150	Sept 2022*	Annual	began 49 months ago, rent may have changed since; €1,150, under 65% of median €2,213	began Sept 2022, over 12 months ago, rent may have changed since; €1,150, under 65% of median
RT-0922-...	Tallaght Central	Tallaght-Springfield	House	3	D1	79	€2,000	Sept 2022*	Annual	began 49 months ago, rent may have changed since; BER D1, 8 grades from A	began Sept 2022, over 12 months ago, rent may have changed since; BER D1, 8 grades from A
RT-0722-...	Tallaght Central	Tallaght-Kiltipper	House	3	C2	95	€1,992	Jul 2022*	Annual	began 51 months ago, rent may have changed since; BER C2, 6 grades from A	began Jul 2022, over 12 months ago, rent may have changed since; BER C2, 6 grades from A
RT-1020-...	Tallaght Central	Tallaght-Springfield	House	3	C	93	€1,625	Oct 2020*	Annual	began 72 months ago, rent may have changed since; BER C, 6 grades from A	began Oct 2020, over 12 months before; BER C, 6 grades from A
RT-0920-...	Tallaght Central	Tallaght-Kiltipper	House	3		100	€1,900	Sept 2020*	Annual	began 73 months ago, rent may have changed since	began Sept 2020, over 12 months before
RT-0820-...	Tallaght Central	Tallaght-Glenview	House	3		111	€1,300	Aug 2020*	Annual	began 74 months ago, rent may have changed since; €1,300, under 65% of median €2,213	began Aug 2020, over 12 months before; €1,300, under 65% of median €2,213
RT-0820-...	Tallaght Central	Tallaght-Millbrook	House	3	D1	90	€2,400	Aug 2020*	Annual	began 74 months ago, rent may have changed since; BER D1, 8 grades from A	began Aug 2020, over 12 months before; BER D1, 8 grades from A
RT-0720-...	Tallaght Central	Tallaght-Kingswood	House	3		100	€1,652	Jul 2020*	Annual	began 75 months ago, rent may have changed since	began Jul 2020, over 12 months before
RT-0720-...	Tallaght Central	Tallaght-Tymon	House	3	C3	95	€1,603	Jul 2020*	Annual	began 75 months ago, rent may have changed since; BER C3, 7 grades from A	began Jul 2020, over 12 months before; BER C3, 7 grades from A
RT-0720-...	Tallaght Central	Tallaght-Glenview	House	3	F	90	€2,007	Jul 2020*	Annual	began 75 months ago, rent may have changed since; BER F, 12 grades from A	began Jul 2020, over 12 months before; BER F, 12 grades from A
RT-0620-...	Tallaght Central	Tallaght-Oldbawn	House	3		75	€2,000	Jun 2020*	Annual	began 76 months ago, rent may have changed since	began Jun 2020, over 12 months before
RT-0320-...	Tallaght Central	Tallaght-Springfield	House	3		110	€1,200	Mar 2020*	Annual	began 79 months ago, rent may have changed since; €1,200, under 65% of median €2,213	began Mar 2020, over 12 months before; €1,200, under 65% of median €2,213
RT-0320-...	Tallaght Central	Tallaght-Springfield	House	3		120	€2,248	Mar 2020*	Annual	began 79 months ago, rent may have changed since	began Mar 2020, over 12 months before
RT-0220-...	Tallaght Central	Tallaght-Belgard	House	3		111	€1,731	Feb 2020*	Annual	began 80 months ago, rent may have changed since	began Feb 2020, over 12 months before
RT-0220-...	Tallaght Central	Tallaght-Springfield	House	3	E2	90	€1,546	Feb 2020*	Annual	began 80 months ago, rent may have changed since; BER E2, 11 grades from A; €1,546, under 65%	began Feb 2020, over 12 months before; BER E2, 11 grades from A; €1,546, under 65% of median
RT-0120-...	Tallaght Central	Tallaght-Springfield	House	3		70	€2,424	Jan 2020*	Annual	began 81 months ago, rent may have changed since	began Jan 2020, over 12 months before
RT-0120-...	Tallaght Central	Tallaght-Springfield	House	3	C3	90	€1,200	Jan 2020*	Annual	began 81 months ago, rent may have changed since; BER C3, 7 grades from A; €1,200, under 65%	began Jan 2020, over 12 months before; BER C3, 7 grades from A; €1,200, under 65% of median
RT-0120-...	Tallaght Central	Tallaght-Springfield	House	3	C3	100	€1,800	Jan 2020*	Annual	began 81 months ago, rent may have changed since; BER C3, 7 grades from A	began Jan 2020, over 12 months before; BER C3, 7 grades from A

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Mar 2023
RT-1219-...	Tallaght Central	Tallaght-Springfield	House	3	C3	80	€1,040	Dec 2019*	Annual	began 82 months ago, rent may have changed since; BER C3, 7 grades from A; €1,040, under 65%	began Dec 2019, over 12 months before; BER C3, 7 grades from A; €1,040, under 65% of median
RT-1119-...	Tallaght Central	Tallaght-Kiltipper	House	3		120	€1,666	Nov 2019*	Annual	began 83 months ago, rent may have changed since	began Nov 2019, over 12 months before
RT-1119-...	Tallaght Central	Tallaght-Avonbeg	House	3	C3	80	€1,275	Nov 2019*	Annual	began 83 months ago, rent may have changed since; BER C3, 7 grades from A; €1,275, under 65%	began Nov 2019, over 12 months before; BER C3, 7 grades from A; €1,275, under 65% of median
RT-1019-...	Tallaght Central	Tallaght-Springfield	House	3		80	€1,467	Oct 2019*	Annual	began 84 months ago, rent may have changed since; €1,467, under 65% of median €2,213	began Oct 2019, over 12 months before; €1,467, under 65% of median €2,213
RT-0919-...	Tallaght Central	Tallaght-Springfield	House	3	C2	95	€2,480	Sept 2019*	Annual	began 85 months ago, rent may have changed since; BER C2, 6 grades from A	began Sept 2019, over 12 months before; BER C2, 6 grades from A
RT-0819-...	Tallaght Central	Tallaght-Springfield	House	3	B1	80	€1,645	Aug 2019*	Annual	began 86 months ago, rent may have changed since	began Aug 2019, over 12 months before
RT-0819-...	Tallaght Central	Tallaght-Springfield	House	3		102	€1,200	Aug 2019*	Annual	began 86 months ago, rent may have changed since; €1,200, under 65% of median €2,213	began Aug 2019, over 12 months before; €1,200, under 65% of median €2,213
RT-0819-...	Tallaght Central	Tallaght-Kiltipper	House	3		110	€1,000	Aug 2019*	Annual	began 86 months ago, rent may have changed since; €1,000, under 65% of median €2,213	began Aug 2019, over 12 months before; €1,000, under 65% of median €2,213
RT-0819-...	Tallaght Central	Tallaght-Kingswood	House	3	C1	80	€2,200	Aug 2019*	Annual	began 86 months ago, rent may have changed since; BER C1, 5 grades from A	began Aug 2019, over 12 months before; BER C1, 5 grades from A
RT-0719-...	Tallaght Central	Tallaght-Springfield	House	3	G	90	€2,290	Jul 2019*	Annual	began 87 months ago, rent may have changed since; BER G, 13 grades from A	began Jul 2019, over 12 months before; BER G, 13 grades from A
RT-0619-...	Tallaght Central	Tallaght-Tymon	House	3	C1	90	€1,500	Jun 2019*	Annual	began 88 months ago, rent may have changed since; BER C1, 5 grades from A; €1,500, under 65%	began Jun 2019, over 12 months before; BER C1, 5 grades from A; €1,500, under 65% of median
RT-0619-...	Tallaght Central	Tallaght-Springfield	House	3		70	€1,950	Jun 2019*	Annual	began 88 months ago, rent may have changed since	began Jun 2019, over 12 months before
RT-0619-...	Tallaght Central	Tallaght-Springfield	House	3	E1	90	€2,453	Jun 2019*	Annual	began 88 months ago, rent may have changed since; BER E1, 10 grades from A	began Jun 2019, over 12 months before; BER E1, 10 grades from A
RT-0519-...	Tallaght Central	Tallaght-Springfield	House	3		80	€1,100	May 2019*	Annual	began 89 months ago, rent may have changed since; €1,100, under 65% of median €2,213	began May 2019, over 12 months before; €1,100, under 65% of median €2,213
RT-0519-...	Tallaght Central	Tallaght-Kingswood	House	3	D1	90	€1,350	May 2019*	Annual	began 89 months ago, rent may have changed since; BER D1, 8 grades from A; €1,350, under 65%	began May 2019, over 12 months before; BER D1, 8 grades from A; €1,350, under 65% of median
RT-0419-...	Tallaght Central	Tallaght-Belgard	House	3	E1	100	€1,668	Apr 2019*	Annual	began 90 months ago, rent may have changed since; BER E1, 10 grades from A	began Apr 2019, over 12 months before; BER E1, 10 grades from A
RT-0219-...	Tallaght Central	Tallaght-Kiltipper	House	3	C3	95	€1,479	Feb 2019*	Annual	began 92 months ago, rent may have changed since; BER C3, 7 grades from A; €1,479, under 65%	began Feb 2019, over 12 months before; BER C3, 7 grades from A; €1,479, under 65% of median

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Mar 2023
RT-0219-...	Tallaght Central	Tallaght-Springfield	House	3	D2	90	€1,368	Feb 2019*	Annual	began 92 months ago, rent may have changed since; BER D2, 9 grades from A; €1,368, under 65%	began Feb 2019, over 12 months before; BER D2, 9 grades from A; €1,368, under 65% of median
RT-1118-...	Tallaght Central	Tallaght-Springfield	House	3	C2	89	€1,796	Nov 2018*	Annual	began 95 months ago, rent may have changed since; BER C2, 6 grades from A	began Nov 2018, over 12 months before; BER C2, 6 grades from A
RT-1118-...	Tallaght Central	Tallaght-Springfield	House	3	E1	95	€1,688	Nov 2018*	Annual	began 95 months ago, rent may have changed since; BER E1, 10 grades from A	began Nov 2018, over 12 months before; BER E1, 10 grades from A
RT-1018-...	Tallaght Central	Tallaght-Kingswood	House	3		102	€1,095	Oct 2018*	Annual	began 96 months ago, rent may have changed since; €1,095, under 65% of median €2,213	began Oct 2018, over 12 months before; €1,095, under 65% of median €2,213
RT-1018-...	Tallaght Central	Clondalkin-Ballymount	House	3	D2	94	€2,000	Oct 2018*	Annual	began 96 months ago, rent may have changed since; BER D2, 9 grades from A	began Oct 2018, over 12 months before; BER D2, 9 grades from A
Left out: BER more than 3 grades away (24)											
RT-0926-...	Tallaght Central		House	3	D2	90	€1,300	1 Sept 2026	New	BER D2, 9 grades from A; €1,300, under 65% of median €2,213	began Sept 2026, after your rent was set; BER D2, 9 grades from A; €1,300, under 65% of median
RT-0826-...	Tallaght Central	Tallaght-Belgard	House	3	C	70	€2,500	21 Aug 2026	New	BER C, 6 grades from A	began Aug 2026, after your rent was set; BER C, 6 grades from A
RT-0826-...	Tallaght Central	Tallaght-Belgard	House	3	D2	100	€2,500	15 Aug 2026	New	BER D2, 9 grades from A	began Aug 2026, after your rent was set; BER D2, 9 grades from A
RT-0826-...	Tallaght Central	Tallaght-Kilnamanagh	House	3	C	91	€2,600	7 Aug 2026	New	BER C, 6 grades from A	began Aug 2026, after your rent was set; BER C, 6 grades from A
RT-0826-...	Tallaght Central		House	3	C	108	€2,700	4 Aug 2026	New	BER C, 6 grades from A	began Aug 2026, after your rent was set; BER C, 6 grades from A
RT-0926-...	Tallaght Central	Tallaght-Oldbawn	House	3	D1	100	€2,500	2 Aug 2026	New	BER D1, 8 grades from A	began Aug 2026, after your rent was set; BER D1, 8 grades from A
RT-0826-...	Tallaght Central	Tallaght-Springfield	House	3	C	80	€2,600	31 Jul 2026	New	BER C, 6 grades from A	began Jul 2026, after your rent was set; BER C, 6 grades from A
RT-0726-...	Tallaght Central	Tallaght-Springfield	House	3	D2	81	€2,700	20 Jul 2026	New	BER D2, 9 grades from A	began Jul 2026, after your rent was set; BER D2, 9 grades from A
RT-0726-...	Tallaght Central	Tallaght-Springfield	House	3	D2	120	€2,500	17 Jul 2026	New	BER D2, 9 grades from A	began Jul 2026, after your rent was set; BER D2, 9 grades from A
RT-0726-...	Tallaght Central	Tallaght-Springfield	House	3	E1	79	€2,500	10 Jul 2026	New	BER E1, 10 grades from A	began Jul 2026, after your rent was set; BER E1, 10 grades from A
RT-0626-...	Tallaght Central	Tallaght-Kingswood	House	3	C3	90	€3,000	30 May 2026	New	BER C3, 7 grades from A	began May 2026, after your rent was set; BER C3, 7 grades from A
RT-0526-...	Tallaght Central	Tallaght-Springfield	House	3	C1	91	€2,700	5 May 2026	New	BER C1, 5 grades from A	began May 2026, after your rent was set; BER C1, 5 grades from A
RT-0426-...	Tallaght Central	Tallaght-Kiltipper	House	3	C3	80	€2,700	29 Apr 2026	New	BER C3, 7 grades from A	began Apr 2026, after your rent was set; BER C3, 7 grades from A
RT-0426-...	Tallaght Central	Tallaght-Glenview	House	3	C1	113	€2,995	1 Apr 2026	New	BER C1, 5 grades from A	began Apr 2026, after your rent was set; BER C1, 5 grades from A
RT-0326-...	Tallaght Central	Tallaght-Oldbawn	House	3	C1	88	€2,500	20 Mar 2026	New	BER C1, 5 grades from A	began Mar 2026, after your rent was set; BER C1, 5 grades from A

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Mar 2023
RT-0326-...	Tallaght Central	Tallaght-Kiltipper	House	3	D2	90	€2,500	2 Mar 2026	New	BER D2, 9 grades from A	began Mar 2026, after your rent was set; BER D2, 9 grades from A
RT-0226-...	Tallaght Central	Tallaght-Oldbawn	House	3	D1	100	€2,500	25 Feb 2026	New	BER D1, 8 grades from A	began Feb 2026, after your rent was set; BER D1, 8 grades from A
RT-0226-...	Tallaght Central	Tallaght-Springfield	House	3	C2	110	€2,250	16 Feb 2026	New	BER C2, 6 grades from A	began Feb 2026, after your rent was set; BER C2, 6 grades from A
RT-0126-...	Tallaght Central	Tallaght-Kiltipper	House	3	C1	120	€2,200	1 Feb 2026	New	BER C1, 5 grades from A	began Feb 2026, after your rent was set; BER C1, 5 grades from A
RT-0226-...	Tallaght Central	Tallaght-Springfield	House	3	E2	110	€2,000	1 Jan 2026	New	BER E2, 11 grades from A	began Jan 2026, after your rent was set; BER E2, 11 grades from A
RT-0226-...	Tallaght Central	Tallaght-Avonbeg	House	3	C1	88	€2,250	1 Dec 2025	New	BER C1, 5 grades from A	began Dec 2025, after your rent was set; BER C1, 5 grades from A
RT-1125-...	Tallaght Central	Tallaght-Springfield	House	3	D2	100	€1,645	9 Oct 2025	New	BER D2, 9 grades from A	began Oct 2025, after your rent was set; BER D2, 9 grades from A
RT-1025-...	Tallaght Central	Tallaght-Kiltipper	House	3	C1	124	€2,300	1 Oct 2025	New	BER C1, 5 grades from A	began Oct 2025, after your rent was set; BER C1, 5 grades from A
RT-1025-...	Tallaght Central	Tallaght-Tymon	House	3	C3	80	€2,300	29 Sept 2025	New	BER C3, 7 grades from A	began Sept 2025, after your rent was set; BER C3, 7 grades from A
Left out: rent under 65% of the local median (HAP, social or family lettings), or a block of four or more lettings at one rent well below the rest (cost-rental or social scheme) (3)											
RT-1225-...	Tallaght Central	Tallaght-Springfield	House	3		80	€1,425	1 Dec 2025	New	€1,425, under 65% of median €2,213	began Dec 2025, after your rent was set; €1,425, under 65% of median €2,213
RT-1125-...	Tallaght Central	Tallaght-Springfield	House	3		80	€1,500	3 Nov 2025	New	€1,500, under 65% of median €2,213	began Nov 2025, after your rent was set; €1,500, under 65% of median €2,213
RT-1025-...	Tallaght Central	Tallaght-Kiltipper	House	3		75	€1,500	26 Sept 2025	New	€1,500, under 65% of median €2,213	began Sept 2025, after your rent was set; €1,500, under 65% of median €2,213

Groups follow the order the fence is applied: age first (a tenancy that began over 12 months ago may have had its rent reviewed since, and the register shows only today's rent, so only the last 12 months count, whether the record is a new or an annual registration), then time (for the date your rent was set: lettings that began after it, or more than 12 months before it), floor area and rent on record, size, bedrooms (one either way, because too few had exactly yours), BER, rents far below the local median, and other areas when your own had enough. Colours: green = in the set, red = every failing value. † = just outside the fence.