

Is your rent above the market?

, Glasheen, Cork, Co. Cork,

· Cork City South West

€1,500 a month, your rent

152 m²

BER C

4-bed house

Similar homes let here, last 12 months, recomputed for 152 m² and BER C: median €2,639, the register supports up to €2,700.

Next increase: at most €1,547.50.

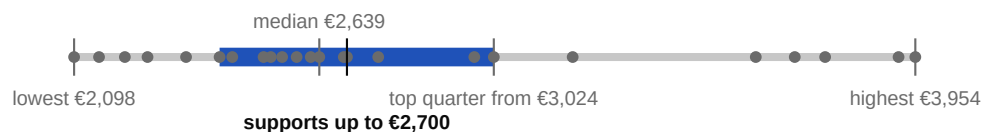
The increase on 1 Feb 2025 was above the limit by €148.00 a month

From €1,300.00 set on 15 Jan 2023, the most the rent could rise to on 1 Feb 2025 was €1,352.00 (4.00% over 24 months, the lower of 2% a year and inflation). €2,812.00 paid above it since. This is a dispute on the increase itself: the RTB can set the rent back to the limit and order the excess repaid. Before 1 March 2026 the index in force was the HICP, not the CPI used here, so a difference of a few euro is not conclusive.

Your rent is within the market for a home like yours

24 tenancies of similar 4-bed houses in Cork City South West that began in the last 12 months (their rent is still as first set), recomputed for your 152 m² and BER C: median €2,639, the most a landlord could defend for a home like yours €2,700, the single highest €3,954; 0% of them come to less than yours. Nothing to claim on the level; what matters is the next increase.

you €1,500



24 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 NEXT INCREASE

Rent last set	1 Feb 2025
Review allowed from	now (12 months passed on 1 Feb 2026)
Arithmetic cap (2% or inflation)	€1,547.50
Market for your home	€2,639 median, €2,700 top
Binding limit	€1,547.50
If the rent goes back to the limit	€1,352.00 now; the next cap is then about €1,394.81, not €1,547.50
Notice	90 days, RTB form, three RT numbers

THE TEST THE LAW APPLIES

Market rent	Never above it	Two limits at a review
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.	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.	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

24 registered tenancies of 4-bed houses in Cork City South West 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 $\pm 35\%$ of your floor area and 3 BER grades. Each rent is recomputed for your 152 m² and BER C 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-0926-...	€3,800	€3,954	130	4	C1	10 Jul 2026	Bishopstown A
RT-0326-...	€3,500	€3,917	125	4	C3	25 Feb 2026	Glasheen A
RT-0926-...	€3,600	€3,755	138	4	C	9 Sept 2026	
RT-0126-...	€3,400	€3,688	118	4	C1	1 Jan 2026	Ballincollig
RT-0826-...	€3,500	€3,602	125	4	B3	19 Aug 2026	Bishopstown C
RT-0826-...	€3,054	€3,198	120	4	B3	20 Aug 2026	Glasheen B
RT-0926-...	€3,000	€3,024	140	4	C1	2 Sept 2026	Bishopstown D
RT-0826-...	€2,805	€2,981	141	4	C3	1 Sept 2026	Glasheen C
RT-0726-...	€2,500	€2,769	120	4	C2	26 Jun 2026	Ballincollig
RT-0726-...	€2,775	€2,700	152	4	C1	24 Jul 2026	Bishopstown E
RT-0826-...	€2,500	€2,693	120	4	C1	5 Aug 2026	Ballincollig
RT-0226-...	€3,000	€2,639	180	4	B3	3 Feb 2026	Ovens
RT-0426-...	€2,978	€2,620	180	4	B3	1 Mar 2026	Bishopstown D
RT-0226-...	€2,404	€2,589	120	4	C1	21 Jan 2026	Ovens
RT-0626-...	€2,300	€2,557	127	4	C3	26 Jun 2026	Ballincollig
RT-0326-...	€2,443	€2,532	123	4	B3	13 Mar 2026	Glasheen C
RT-0326-...	€2,500	€2,516	150	4	C2	27 Mar 2026	Ballincollig
RT-0826-...	€2,500	€2,447	160	4	C	11 Aug 2026	Ballincollig

RT-0526-...	€2,600	€2,419	158	4	B3	1 Apr 2026	Ballinacollig
RT-0326-...	€2,500	€2,345	155	4	B3	13 Mar 2026	Ballinacollig
RT-1025-...	€2,100	€2,260	156	4	D2	20 Oct 2025	Bishopstown C
RT-0925-...	€2,065	€2,210	148	4	D1	1 Oct 2025	Bishopstown E
RT-0326-...	€2,200	€2,153	160	4	C2	2 Mar 2026	Ballinacollig
RT-0826-...	€2,200	€2,098	170	4	C2	16 Jul 2026	Bishopstown D
you	€1,500	€1,500	152	4	C		

Bold: the three whose recomputed rent is closest to yours. Sorted by the recomputed figure, high to low.

How the recomputation works: on 42 registered tenancies in this area, rent rises about 4.2% for every 10% more floor area and about 2.8% per BER grade. A smaller or colder home than yours is scaled up, a bigger or warmer one down.

Today: 80 returned by the register → 41 began in the last 12 months (rent still as first set) → 34 BER within 3 grades → 26 BER on the register → 24 not far below the local median. When your rent was set (1 Feb 2025): 80 returned by the register → 25 began on or before Feb 2025 → 7 began in the 12 months before Feb 2025 → 0 began in the last 12 months (rent still as first set). Every one of the 80 records is listed in Appendix A with the reason it is in or out, judged at both dates.

What follows

YOUR POSITION

A claim on the increase	First, the landlord	Then, the RTB
The rise from €1,300.00 to €1,500.00 on 1 Feb 2025 exceeded the limit for that day (€1,352.00) by €148.00 a month, €2,812.00 paid above it so far. The RTB can set the rent back to the limit and order the excess repaid.	Put the arithmetic to the landlord in writing: previous rent, date, the RTB Rent Calculator figure. Ask for the rent to go back to the limit and the excess to be refunded. Keep a copy: it is evidence of when you raised it.	Dispute type: rent increase above the permitted amount. Mediation is free, adjudication €30. No 28-day clock: a rent above the cap can be referred while you live there. The level itself sits inside the market range, so the increase, not the level, is the case.

WORDS FOR THE LANDLORD

“My rent went from €1,300.00 to €1,500.00 on 1 Feb 2025. Under the Residential Tenancies Act the increase was limited to €1,352.00 for that date (the lower of 2% a year and inflation since 15 Jan 2023, RTB Rent Calculator). I am asking you to set the rent back to €1,352.00 and refund the €148.00 a month paid above it (€2,812.00 to date). I would rather agree this with you than refer it to the RTB.”

Your rent was last changed on 1 Feb 2025, so that is the date the market test applies to

A reviewed rent must also not exceed market rent at the review (section 19(2)). The increase itself was capped at the Rent Pressure Zone rate then in force (4% a year to July 2021, then inflation, then 2% or inflation from December 2021), and needed 90 days notice. If you still have that notice, the free calculator on this site checks the increase and the 90 days. The time to challenge that notice as a notice has passed (the later of its start date and 28 days), but two routes stay open: a rent above market rent can be referred while you live there, and an increase beyond the cap is improper conduct the RTB investigates and fines on a complaint at any time.

A second limit applied when your rent was set

On 1 Feb 2025 this area was a Rent Pressure Zone, so besides the market test the rent could not exceed the previous rent plus the cap then in force (4% a year to July 2021, then inflation, then 2% or inflation from December 2021), unless the home had not been let for two years or had been substantially changed. The RTB has the previous registration on file. If you suspect a jump, raise it in the same RTB application.

WHEN YOUR RENT WAS SET: 1 FEB 2025

Too few similar tenancies began before 1 Feb 2025 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 or rent setting 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.

Prepared by Avlas Digital from the RTB Rent Register on 22 Sept 2026. The register rows are the evidence; the reading of them is ours. This is information, not legal advice.

The RTB Rent Register returned 80 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: 4-bed house, 152 m², BER C, Cork City South West. 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 Feb 2025, 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 Feb 2025
In the comparable set (24)											
RT-0926-...	Cork City South West		House	4	C	138	€3,600	9 Sept 2026	New	in the set	began Sept 2026, after your rent was set
RT-0926-...	Cork City South West	Bishopstown D	House	4	C1	140	€3,000	2 Sept 2026	New	in the set	began Sept 2026, after your rent was set
RT-0826-...	Cork City South West	Glasheen C	House	4	C3	141	€2,805	1 Sept 2026	New	in the set	began Sept 2026, after your rent was set
RT-0826-...	Cork City South West	Glasheen B	House	4	B3	120	€3,054	20 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0826-...	Cork City South West	Bishopstown C	House	4	B3	125	€3,500	19 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0826-...	Cork City South West	Ballincollig	House	4	C	160	€2,500	11 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0826-...	Cork City South West	Ballincollig	House	4	C1	120	€2,500	5 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0726-...	Cork City South West	Bishopstown E	House	4	C1	152	€2,775	24 Jul 2026	New	in the set	began Jul 2026, after your rent was set
RT-0826-...	Cork City South West	Bishopstown D	House	4	C2	170	€2,200	16 Jul 2026	New	in the set	began Jul 2026, after your rent was set
RT-0926-...	Cork City South West	Bishopstown A	House	4	C1	130	€3,800	10 Jul 2026	New	in the set	began Jul 2026, after your rent was set
RT-0726-...	Cork City South West	Ballincollig	House	4	C2	120	€2,500	26 Jun 2026	New	in the set	began Jun 2026, after your rent was set
RT-0626-...	Cork City South West	Ballincollig	House	4	C3	127	€2,300	26 Jun 2026	New	in the set	began Jun 2026, after your rent was set
RT-0526-...	Cork City South West	Ballincollig	House	4	B3	158	€2,600	1 Apr 2026	New	in the set	began Apr 2026, after your rent was set
RT-0326-...	Cork City South West	Ballincollig	House	4	C2	150	€2,500	27 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0326-...	Cork City South West	Ballincollig	House	4	B3	155	€2,500	13 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0326-...	Cork City South West	Glasheen C	House	4	B3	123	€2,443	13 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0326-...	Cork City South West	Ballincollig	House	4	C2	160	€2,200	2 Mar 2026	New	in the set	began Mar 2026, after your rent was set
RT-0426-...	Cork City South West	Bishopstown D	House	4	B3	180	€2,978	1 Mar 2026	New	in the set	began Mar 2026, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Feb 2025
RT-0326-...	Cork City South West	Glasheen A	House	4	C3	125	€3,500	25 Feb 2026	New	in the set	began Feb 2026, after your rent was set
RT-0226-...	Cork City South West	Ovens	House	4	B3	180	€3,000	3 Feb 2026	New	in the set	began Feb 2026, after your rent was set
RT-0226-...	Cork City South West	Ovens	House	4	C1	120	€2,404	21 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-0126-...	Cork City South West	Ballincollig	House	4	C1	118	€3,400	1 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-1025-...	Cork City South West	Bishopstown C	House	4	D2	156	€2,100	20 Oct 2025	New	in the set	began Oct 2025, after your rent was set
RT-0925-...	Cork City South West	Bishopstown E	House	4	D1	148	€2,065	1 Oct 2025	New	in the set	began Oct 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 (39)											
RT-0925-...	Cork City South West	Bishopstown B	House	4	C1	140	€2,550	Aug 2025*	Annual	began 13 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0925-...	Cork City South West	Bishopstown E	House	4	C3	125	€2,385	Aug 2025*	Annual	began 13 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0825-...	Cork City South West	Bishopstown E	House	4	C3	110	€2,000	16 Aug 2025	New	began 13 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0825-...	Cork City South West	Inishkenny	House	4	A2	153	€3,500	8 Aug 2025	New	began 13 months ago, rent may have changed since; BER A2, 6 grades from C	began Aug 2025, after your rent was set; BER A2, 6 grades from C
RT-0825-...	Cork City South West	Bishopstown C	House	4	C2	141	€3,075	Aug 2025*	Annual	began 14 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0825-...	Cork City South West	Ballincollig	House	4	C	140	€2,128	Aug 2025*	Annual	began 14 months ago, rent may have changed since	began Aug 2025, after your rent was set
RT-0925-...	Cork City South West	Lehenagh	House	4	—	150	€2,750	Jul 2025*	Annual	began 15 months ago, rent may have changed since; no BER on the register; yours is C and enough	began Jul 2025, after your rent was set
RT-0725-...	Cork City South West	Glasheen C	House	4	—	185	€3,250	Jul 2025*	Annual	began 15 months ago, rent may have changed since; no BER on the register; yours is C and enough	began Jul 2025, after your rent was set
RT-0725-...	Cork City South West	Bishopstown C	House	4	C1	147	€2,070	Jun 2025*	Annual	began 15 months ago, rent may have changed since	began Jun 2025, after your rent was set
RT-0625-...	Cork City South West	Ballincollig	House	4	B3	125	€1,971	May 2025*	Annual	began 17 months ago, rent may have changed since	began May 2025, after your rent was set
RT-0525-...	Cork City South West	Ballincollig	House	4	B2	160	€1,835	May 2025*	Annual	began 17 months ago, rent may have changed since	began May 2025, after your rent was set
RT-0425-...	Cork City South West	Ovens	House	4	C1	114	€1,834	Apr 2025*	Annual	began 18 months ago, rent may have changed since	began Apr 2025, after your rent was set
RT-0425-...	Cork City South West	Ballincollig	House	4	C3	120	€1,700	Mar 2025*	Annual	began 19 months ago, rent may have changed since; €1,700, under 65% of median €2,639	began Mar 2025, after your rent was set; €1,700, under 65% of median €2,639
RT-0325-...	Cork City South West	Ballincollig	House	4	A3	158	€3,468	Mar 2025*	Annual	began 19 months ago, rent may have changed since; BER A3, 5 grades from C	began Mar 2025, after your rent was set; BER A3, 5 grades from C

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Feb 2025
RT-0225-...	Cork City South West	Ballincollig	House	4	C3	112	€1,914	Jan 2025*	Annual	began 20 months ago, rent may have changed since	began Jan 2025, over 12 months ago, rent may have changed since
RT-0326-...	Cork City South West	Ballincollig	House	4	C2	120	€1,200	Jan 2025*	Annual	began 21 months ago, rent may have changed since; €1,200, under 65% of median €2,639	began Jan 2025, over 12 months ago, rent may have changed since; €1,200, under 65% of median
RT-0125-...	Cork City South West	Ballincollig	House	4	C3	180	€2,300	Jan 2025*	Annual	began 21 months ago, rent may have changed since	began Jan 2025, over 12 months ago, rent may have changed since
RT-1224-...	Cork City South West	Inishkenny	House	4	C2	110	€2,400	Dec 2024*	Annual	began 22 months ago, rent may have changed since	began Dec 2024, over 12 months ago, rent may have changed since
RT-1124-...	Cork City South West	Bishopstown C	House	4	B3	200	€1,876	Nov 2024*	Annual	began 23 months ago, rent may have changed since	began Nov 2024, over 12 months ago, rent may have changed since
RT-1124-...	Cork City South West	Bishopstown C	House	4	B2	200	€2,081	Nov 2024*	Annual	began 23 months ago, rent may have changed since	began Nov 2024, over 12 months ago, rent may have changed since
RT-1024-...	Cork City South West	Bishopstown E	House	4	D1	120	€2,945	Sept 2024*	Annual	began 24 months ago, rent may have changed since	began Sept 2024, over 12 months ago, rent may have changed since
RT-0722-...	Cork City South West	Bishopstown E	House	4	D2	120	€1,830	Jul 2022*	Annual	began 51 months ago, rent may have changed since	began Jul 2022, over 12 months before
RT-0820-...	Cork City South West	Ballincollig	House	4	—	180	€1,000	Aug 2020*	Annual	began 74 months ago, rent may have changed since; no BER on the register; yours is C and enough	began Aug 2020, over 12 months before; €1,000, under 65% of median €2,639
RT-0520-...	Cork City South West	Ballincollig	House	4	—	151	€2,100	May 2020*	Annual	began 77 months ago, rent may have changed since; no BER on the register; yours is C and enough	began May 2020, over 12 months before
RT-1219-...	Cork City South West	Lehenagh	House	4	C2	150	€1,128	Dec 2019*	Annual	began 82 months ago, rent may have changed since; €1,128, under 65% of median €2,639	began Dec 2019, over 12 months before; €1,128, under 65% of median €2,639
RT-1219-...	Cork City South West	Bishopstown E	House	4	C1	121	€1,512	Dec 2019*	Annual	began 82 months ago, rent may have changed since; €1,512, under 65% of median €2,639	began Dec 2019, over 12 months before; €1,512, under 65% of median €2,639
RT-1119-...	Cork City South West	Inishkenny	House	4	C3	111	€1,430	Nov 2019*	Annual	began 83 months ago, rent may have changed since; €1,430, under 65% of median €2,639	began Nov 2019, over 12 months before; €1,430, under 65% of median €2,639
RT-1019-...	Cork City South West	Bishopstown B	House	5	C3	190	€1,516	Oct 2019*	Annual	began 84 months ago, rent may have changed since; 5 bedrooms against 4; €1,516, under 65% of	began Oct 2019, over 12 months before; €1,516, under 65% of median €2,639
RT-0619-...	Cork City South West	Inishkenny	House	4	C3	120	€1,500	Jun 2019*	Annual	began 88 months ago, rent may have changed since; €1,500, under 65% of median €2,639	began Jun 2019, over 12 months before; €1,500, under 65% of median €2,639
RT-0619-...	Cork City South West	Ballincollig	House	4	D2	119	€1,827	Jun 2019*	Annual	began 88 months ago, rent may have changed since	began Jun 2019, over 12 months before
RT-0219-...	Cork City South West	Inishkenny	House	4	C1	131	€1,900	Feb 2019*	Annual	began 92 months ago, rent may have changed since	began Feb 2019, over 12 months before
RT-0119-...	Cork City South West	Ballincollig	House	4	C2	113	€1,300	Jan 2019*	Annual	began 93 months ago, rent may have changed since; €1,300, under 65% of median €2,639	began Jan 2019, over 12 months before; €1,300, under 65% of median €2,639
RT-0119-...	Cork City South West	Glasheen C	House	4	E2	120	€1,956	Jan 2019*	Annual	began 93 months ago, rent may have changed since; BER E2, 5 grades from C	began Jan 2019, over 12 months before; BER E2, 5 grades from C

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Feb 2025
RT-1218-...	Cork City South West	Inishkenny	House	4	C1	150	€1,380	Dec 2018*	Annual	began 94 months ago, rent may have changed since; €1,380, under 65% of median €2,639	began Dec 2018, over 12 months before; €1,380, under 65% of median €2,639
RT-1118-...	Cork City South West	Ballincollig	House	4	—	145	€1,692	Nov 2018*	Annual	began 95 months ago, rent may have changed since; no BER on the register; yours is C and enough	began Nov 2018, over 12 months before; €1,692, under 65% of median €2,639
RT-1018-...	Cork City South West	Bishopstown C	House	4	C2	120	€1,860	Oct 2018*	Annual	began 96 months ago, rent may have changed since	began Oct 2018, over 12 months before
RT-1018-...	Cork City South West	Ballincollig	House	4	—	167	€1,632	Oct 2018*	Annual	began 96 months ago, rent may have changed since; no BER on the register; yours is C and enough	began Oct 2018, over 12 months before; €1,632, under 65% of median €2,639
RT-1018-...	Cork City South West	Glasheen B	House	4	F	140	€1,840	Oct 2018*	Annual	began 96 months ago, rent may have changed since; BER F, 6 grades from C	began Oct 2018, over 12 months before; BER F, 6 grades from C
RT-0918-...	Cork City South West	Inishkenny	House	4	E2	125	€1,330	Sept 2018*	Annual	began 97 months ago, rent may have changed since; BER E2, 5 grades from C; €1,330, under 65%	began Sept 2018, over 12 months before; BER E2, 5 grades from C; €1,330, under 65% of median
Left out: BER more than 3 grades away (7)											
RT-0826-...	Cork City South West	Bishopstown E	House	4	F	140	€1,740	21 Aug 2026	New	BER F, 6 grades from C; €1,740, under 65% of median €2,639	began Aug 2026, after your rent was set; BER F, 6 grades from C; €1,740, under 65% of median
RT-0626-...	Cork City South West	Ballincollig	House	4	A3	180	€3,000	23 Jun 2026	New	BER A3, 5 grades from C	began Jun 2026, after your rent was set; BER A3, 5 grades from C
RT-0426-...	Cork City South West	Inishkenny	House	4	A2	140	€3,000	1 Apr 2026	New	BER A2, 6 grades from C	began Apr 2026, after your rent was set; BER A2, 6 grades from C
RT-0326-...	Cork City South West	Ballincollig	House	4	A2	139	€2,750	4 Mar 2026	New	BER A2, 6 grades from C	began Mar 2026, after your rent was set; BER A2, 6 grades from C
RT-0226-...	Cork City South West	Ballincollig	House	4	A3	170	€2,268	3 Feb 2026	New	BER A3, 5 grades from C	began Feb 2026, after your rent was set; BER A3, 5 grades from C
RT-1125-...	Cork City South West	Ballincollig	House	4	A2	180	€3,500	10 Oct 2025	New	BER A2, 6 grades from C	began Oct 2025, after your rent was set; BER A2, 6 grades from C
RT-0526-...	Cork City South West	Bishopstown E	House	4	A3	180	€2,033	22 Sept 2025	New	BER A3, 5 grades from C	began Sept 2025, after your rent was set; BER A3, 5 grades from C
Left out: no BER on the register while yours is known, and enough records have one (8)											
RT-0826-...	Cork City South West		House	4	—	200	€3,500	1 Aug 2026	New	no BER on the register; yours is C and enough records have one	began Aug 2026, after your rent was set
RT-0726-...	Cork City South West	Glasheen A	House	4	—	200	€3,400	12 Jul 2026	New	no BER on the register; yours is C and enough records have one	began Jul 2026, after your rent was set
RT-0726-...	Cork City South West	Bishopstown C	House	4	—	200	€3,000	12 Jul 2026	New	no BER on the register; yours is C and enough records have one	began Jul 2026, after your rent was set
RT-0726-...	Cork City South West	Glasheen C	House	4	—	200	€3,000	1 Jul 2026	New	no BER on the register; yours is C and enough records have one	began Jul 2026, after your rent was set
RT-0226-...	Cork City South West	Bishopstown C	House	4	—	200	€3,200	1 Mar 2026	New	no BER on the register; yours is C and enough records have one	began Mar 2026, after your rent was set
RT-0526-...	Cork City South West	Bishopstown C	House	4	—	160	€3,000	26 Feb 2026	New	no BER on the register; yours is C and enough records have one	began Feb 2026, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Feb 2025
RT-1125-...	Cork City South West	Bishopstown B	House	4	—	150	€2,053	1 Nov 2025	New	no BER on the register; yours is C and enough records have one	began Nov 2025, after your rent was set
RT-1025-...	Cork City South West	Ballincollig	House	4	—	150	€2,500	Oct 2025*	Annual	no BER on the register; yours is C and enough records have one	began Oct 2025, after your rent was set
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) (2)											
RT-0326-...	Cork City South West	Ballincollig	House	4	C1	140	€1,600	20 Feb 2026	New	€1,600, under 65% of median €2,639	began Feb 2026, after your rent was set; €1,600, under 65% of median €2,639
RT-1125-...	Cork City South West	Bishopstown C	House	4	D2	124	€1,783	1 Nov 2025	New	€1,783, under 65% of median €2,639	began Nov 2025, after your rent was set; €1,783, under 65% of median €2,639

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 (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.