



STATUTORY INSTRUMENTS.

**S.I. No. 227 of 2026**

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PROPERTY SERVICES (REGULATION) ACT 2011 (LICENSING)  
(AMENDMENT) REGULATIONS 2026

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PROPERTY SERVICES (REGULATION) ACT 2011 (LICENSING)  
(AMENDMENT) REGULATIONS 2026

The Property Services Regulatory Authority, in exercise of the powers conferred on it by section 25 of the Property Services (Regulation) Act 2011 (No. 40 of 2011), (as adapted by the Property Services (Transfer of Departmental Administration and Ministerial Functions) Order 2025 (S.I. No. 392 of 2025), with the consent of the Minister for Housing, Local Government and Heritage, hereby makes the following regulations:

*Citation and Commencement*

1. (1) These Regulations may be cited as the Property Services (Regulation) Act 2011 (Licensing) (Amendment) Regulations 2026.

(2) These Regulations shall come into operation on 01 June 2026.

2. In these Regulations, “Principal Regulations” means the Property Services (Regulation) Act 2011 (Licensing) Regulations 2012 (S.I. No. 180 of 2012).

3. Regulation 4 of the Principal Regulations is amended by substituting for the table the following:

“TABLE

(1) Class of Licence	(2) Licence Fee
Property Services Employer	€1,380
Independent Contractor	€1,380
Principal Officer or Employee	€200

“

4. On the coming into operation of these Regulations, the Property Services (Regulation) Act 2011 (Licensing)(Amendment) Regulations 2025 (S.I. No. 211 of 2025) are hereby revoked.

The Minister for Housing, Local Government and Heritage consents to the making of the foregoing Regulations.



GIVEN under my Official Seal,  
26 May, 2026.

JAMES BROWNE,  
Minister for Housing, Local Government and Heritage.



GIVEN under the Official Seal of the Property Services  
Regulatory Authority,  
26 May, 2026.

MICHAEL QUINLAN,  
Chairperson, Property Services Regulatory Authority.

MAEVE HOGAN,  
Chief Executive, Property Services Regulatory Authority.

EXPLANATORY NOTE

*(This note is not part of the instrument and does not purport to be a legal interpretation.)*

These Regulations amend licence fee payable in respect of applications for the different classes of licences.

BAILE ÁTHA CLIATH  
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR  
Le ceannach díreach ó  
FOILSEACHÁIN RIALTAIS,  
BÓTHAR BHAILE UÍ BHEOLÁIN,  
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