



# IRELAND – September 2023

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## **PROPERTY TAX 'SHOULD GO UP IF YOUR HOUSE ISN'T OCCUPIED'**

This article reports on the views of a financial analyst that has appeared on radio in Ireland putting forward his opinion that property taxes should be higher for homes that are not occupied to stimulate supply.

The article can be accessed via the following link:

[Property tax 'should go up if your house isn't occupied' - Deeter | Newstalk](#)

## **NEARLY 60,000 VACANT HOMES WILL FALL UNDER NEW PROPERTY TAX**

Empty homes will be charged property tax three times the rate of Local Property Tax (LPT) when it comes into effect in November. This article looks at the new self-assessed tax which

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will be due for payment before next January. The article considers the cost-effectiveness of the tax and the rules around vacancy and exemption.

The article can be accessed via the following link:

[Nearly 60,000 vacant homes will fall under new property tax | Independent.ie](#)

## **GALWAY CITY BUSINESSES COULD BE IN FOR A COMMERCIAL RATES SHOCKER**

Final certificates for the commercial revaluations for Galway City businesses are imminent. This article hears from the local council that as only about 10% of businesses have taken up the offer to discuss their new assessments with the Valuation Office since last September they may face costs in making appeals.

The article can be accessed via the following link:

[Galway City businesses could be in for a commercial rates shocker - Connacht Tribune - Galway City Tribune](#)

## **VACANT HOMES TAX: ALL OWNERS OF RESIDENTIAL PROPERTY SHOULD CONSIDER THEIR OBLIGATIONS AS A PRIORITY**

As the first filing deadline for vacant homes tax approaches, this article provides information about the tax, including what it is, who the chargeable person is, what type of properties does it apply to, what is defined as vacant and what exemptions are available.

The article can be accessed via the following link:

[Vacant homes tax: All owners of residential property should consider their obligations as a priority - Lexology](#)

## **NEW RATE VALUATION CERTIFICATES POSTED TO MAYO BUSINESSES**

Tailte Éireann is the body responsible for the business rate revaluation in Ireland, and is a merger of the Valuation Office, Ordnance Survey Ireland (OSI) and Property Registration Authority. This article looks at the new valuations certificates which have been posted to commercial and industrial ratepayers in Mayo and explains why the revaluation has been carried out, why it is necessary and how the rates bills will be calculated.

The article can be accessed via the following link:

[New rate valuation certificates posted to Mayo businesses | Connaught Telegraph \(con-telegraph.ie\)](#)

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## **DONEGAL BUSINESSES GETTING NEW VALUATION LETTERS THIS WEEK**

Businesses in Donegal will be getting letters this week advising them of new valuations for rates purposes. This article gives advice about a walk-in information event which will take place in October, when the deadline to appeal is and how to appeal, and provides factual information from Tailte Éireann.

The article can be accessed via the following link:

[Donegal businesses getting new valuation letters this week - Highland Radio - Latest Donegal News and Sport](#)

## **LOUTH COUNCILLORS VOTE TO KEEP LOCAL PROPERTY TAX RATE UNCHANGED**

This article looks at a vote by Louth County Councillors to keep the Local Property Tax (LPT) rate unchanged for 2024, despite the Council Executive recommending a 15% increase. The article hears from both Councillors and Council Executive members.

The article can be accessed via the following link:

[Louth councillors vote to keep Local Property Tax rate unchanged - Louth Live \(dundalkdemocrat.ie\)](#)

## **PROPERTY DEVELOPER WARNS OF 'UNINTENDED CONSEQUENCE' OF NEW LAND TAX IMPACTING HOUSE PRICES**

In this article a housing developer explains that the new residential zoned land tax (RZLT) due to be applied next year will have the “unintended consequence” of increasing house prices. The tax is being brought in to target development sites that remain idle, and developers whose sites fall within its scope will be forced to pay 3% of their market value.

The article can be accessed via the following link:

[Property developer warns of 'unintended consequence' of new land tax impacting house prices \(irishexaminer.com\)](#)

## **DUBLIN'S VACANT BUILDINGS: 'IT'S MY PROPERTY, I'LL DO WHATEVER I WANT WITH IT'**

This article explores the amount of vacant and derelict properties in Dublin City Centre and looks at schemes that are trying to address the problem such as the new Vacant Homes Tax, the Repair and Leasing Scheme, the Buy and Renew Scheme, the Living City Initiative, the Croí Cónaithe vacant property refurbishment scheme and the Derelict Sites Levy.

The article can be accessed via the following link:

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[Dublin's vacant buildings: 'It's my property, I'll do whatever I want with it' – The Irish Times](#)

### **FIRST OF MANY EXPECTED CASES AGAINST TAX TO REDUCE 'LAND HOARDING' COMES TO HIGH COURT**

The Residential Zone Land Tax (RZLT) is an annual 3% charge on the land's market value, introduced by the Government in Budget 2022. It is aimed at increasing housing supply and reducing "land hoarding". This article looks at a High Court challenge to the tax after An Bord Pleanála's confirmation that the plaintiff's lands should be included in a map of lands where the RZLT applies, including the plaintiff's claims in the proceedings.

The article can be accessed via the following link:

<https://www.irishexaminer.com/news/courtandcrime/arid-41234101.html>

### **THOUSANDS OF OWNERS OF VACANT HOMES ABOUT TO GET REVENUE TAX DEMAND**

The Revenue is about to issue an estimated 62,000 letters to owners of vacant homes who they believe are liable for the new property tax. This article looks at the new self-assessed tax – equivalent to 3x the Local Property Tax (LPT) and payable on top of the LPT – who is liable, when payment is due and the exemptions that are applicable.

The article can be accessed via the following link:

[Thousands of owners of vacant homes about to get Revenue tax demand | Independent.ie](#)

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