Local Property Tax

LPT

Frequently Asked Questions
8 February 2013

This document which was produced to provide an overview on Local Property Tax is no longer being updated.

For up-to-date FAQs on various LPT topics, please select the following link: All FAQs

Revenue
Cáin agus Custaim na hÉireann
Irish Tax and Customs

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1. General

1.1 What is the Local Property Tax?

- As announced in Budget 2013, an annual Local Property Tax (LPT) will come into effect from 1 July 2013.
- Local Property Tax (LPT) is a tax payable on the market value of residential property. It will come into effect from 1 July 2013.
- It will be administered by Revenue and a half-year charge will apply in 2013.

1.2 Finance (Local Property Tax) Act 2012

Following its signature by the President, the Finance (Local Property Tax) Bill has been enacted into law as the Finance (Local Property Tax) Act 2012 and is available on the Houses of Oireachtas website.

1.3 What does residential property mean?

For LPT purposes, residential property means any building or structure (or part of a building) which is used as, or is suitable for use as, a dwelling and includes any shed, outhouse, garage or other building or structure and includes grounds of up to one acre.

1.4 When will Revenue be providing information about LPT?

- Revenue will engage in a public communications campaign throughout the first half of 2013.
- Revenue will write to residential property owners in March 2013 and will include an explanatory booklet on the operation of LPT. The booklet will provide guidance on assessing the value of a property, working out how much LPT will have to be paid, completing the LPT Return form and what range of methods are available to pay LPT.
- Revenue will make it as easy as possible for our customers to understand their obligations regarding LPT.
- Revenue will make it as easy as possible for our customers to file their LPT return and will offer a range of methods for paying the tax, including phased payment arrangements.

2. Liability for LPT

2.1 Who will be liable to pay LPT?

- In simple terms an owner of a residential property (including rental properties), or a person with substantial rights in a residential property, will be liable to pay the tax. These are known as "liable persons"
- In the case of housing provided by local authorities and social housing organisations, the local authority or housing organisation will be liable for LPT.
- Lessees who hold long-term leases of residential property (for more than 20 years).
- Holders of a life-interest in a residential property and persons with a long-term right of residence (for life or more than 20 years) that entitles them to exclude any other person from the property.
- A person who occupies a residential property on a rent-free basis and without challenge to that occupation.
- Where the residential property is rented on a normal short-term (less than 20 year) lease, the landlord will be liable for LPT.
- If you are acting as a personal representative for a deceased owner (e.g. executor/administrator of an estate) you will be liable for LPT.
- Trustees or beneficiaries are jointly liable where a residential property is held in trust.

2.2 What if I jointly own the property?

- Where there is more than one owner of the residential property, they need to agree who will make the relevant LPT Return and pay the tax.
- If no one pays, Revenue can proceed to collect the tax due from any of the owners.

2.3 What should I do if I receive an LPT Return in my name but I am not the owner of the residential property?

Within 30 days of receiving the LPT Return, you should write to Revenue and include the following information:

- Explain why you do not consider yourself to be the liable person,
- Whatever supporting documentation that may be relevant, and
- The name(s), address(es)and PPSN(s) of the liable person(s).

Based on this information Revenue will make a determination on the matter. If you fail to satisfy Revenue that you are not the liable person, you will be liable to pay the LPT on the residential property.

2.4 Questions in relation to liability

2.4.1 Where a couple has separated and one of them has moved out of the property, but are still on the deeds of the house, who will be liable to pay the LPT?

If they are both still owners of the residential property, then both will be liable to pay the LPT. The couple need to agree who will make the relevant LPT return and pay the tax. If no one pays, Revenue can proceed to collect the tax due from either of them.

2.4.2 I live in a local authority house. Will I be liable to pay LPT?

If you are renting the residential property (house) from your local authority, the local authority is liable to pay the LPT on the property.

2.4.3 The house I live in was passed down through the family and there is no registered title to it. Will I be liable for LPT?

If you live in a residential property rent free over an extended period, without challenge to your right of occupation and there are no other liable persons, you will be presumed to be the liable person unless proven otherwise and will be liable to pay the LPT.

2.4.4 I am living with my son, who owns the house, but I am entitled to remain in the house until I die. Do I have to pay the LPT?

As your son owns the house, he will be the liable person provided he has a right to live in the house along with you.

2.4.5 Will B&Bs and Guesthouses be liable to LPT?

Where commercial rates are not payable on the property, LPT will be due on the entire property. If the property is solely used as a dwelling **and** commercial rates are payable on the property, the property will not be liable to LPT. Both conditions must be satisfied for an exemption to apply.

2.4.6 Will properties that are used partly for commercial purposes and also as a residence (e.g. apartment over a shop or pub) be liable to LPT?

- In the case of a property that is used for both commercial and residential purposes, LPT is only due on the residential portion of the property (which would not be subject to commercial rates).
- In this example LPT would be due on the apartment but not on the shop or pub.

3. Exemptions

3.1 Will any properties be exempt from LPT?

Certain properties will be exempt from LPT. These are

- New and previously unused properties that are purchased from a builder or developer between 1 January 2013 and 31 October 2016 will be **exempt until the end of 2016.**
- Properties purchased by a first time buyer between 1 January 2013 and 31 December 2013 will be **exempt until the end of 2016.** The exemption is subject to certain conditions, including that the property must be the person's sole or main residence. If the property is subsequently sold or ceases to be the person's main residence between 2013 and 2016, the exemption no longer applies.
- Residential properties that were constructed by a builder or developer but remain unsold and have not yet been used as dwellings (Trading Stock).
- Certain properties situated in unfinished housing estates (commonly called "ghost estates"), to be specified by the Minister for the Environment, Community and Local Government.
- Residential properties that are owned by a charity or a public body and used to provide accommodation and support for people, who have a particular need in addition to a general housing need, to enable them to live in the community, such as sheltered accommodation for the elderly and the disabled. A "charity" must be granted an exemption for tax purposes by the Revenue Commissioners to avail of this exemption.
- Registered Nursing Homes.
- A property which was occupied by a person as his or her sole or main residence and has been vacated by the person for 12 months or more due to long term mental or physical infirmity. An exemption may also be obtained where the period is less than 12 months, if a registered practitioner is satisfied that the person is unlikely at any stage to return to the property. In both cases, the exemption only applies where the property is not occupied by any other person.
- Mobile home, vehicle or a vessel.
- Property **fully** subject to commercial rates.
- Diplomatic property.

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3.2 Where a second hand house is purchased jointly by a married couple/civil partners/cohabitants will the exemption still apply where only one of them is a first time buyer?

Yes. The couple/civil partners/cohabitants will be eligible for the first time buyer exemption, provided the house is purchased in 2013 and is occupied as the sole or main residence of the couple/civil partners/cohabitants.

3.3 What does "cohabitant" mean?

Cohabitant is a person who is a cohabitant within the meaning of section 172 of the Civil Partnership and Certain Rights and Obligations of Cohabitants Act 2010 and who is in a relationship of cohabitation (living) with another adult for a period:

- Of at least 2 years, where they are the parents of one or more dependent children, and
- Of 5 years or more, in any other case.

3.4 Are new properties that are built by the owner (self builds) exempt from LPT?

- If the property has been completed before 1 May 2013, the property will be subject to LPT, unless the person who self-builds the property is eligible for first time buyer exemption and occupies the property as his or her sole or main residence.
- Any residential property built by its owner after 1 May 2013 and before 1 November 2016, will not be liable for LPT until 2017.

4. Operation of LPT

4.1 How will Revenue know who is liable?

- Revenue is developing a register of residential properties in the State using Revenue data and other sources such as Local Government Management Agency (LGMA) Household Charge data, Non-Principal Private Residence (NPPR) data and Private Residential Tenancies Board (PRTB) data.
- Under the Finance (Local Property Tax) Act 2012 Revenue may obtain information from other bodies, such as utility providers, which will be used to further develop the register of residential properties. This will allow us to contact liable persons in March 2013.

4.2 How will LPT operate?

- Revenue will write to residential property owners in March 2013 and will include an LPT Return form for completion along with an LPT explanatory booklet.
- The booklet will provide guidance on assessing the value of your property, working out how much you will have to pay, completing the LPT Return form, and deciding what option will suit you best to pay your LPT.
- The completed LPT Return form must be sent back to Revenue by 7 May 2013 if submitting a paper form.
- If you complete your LPT Return form electronically you will have until 28 May 2013 to submit it online through www.revenue.ie.

- The return that you submit in 2013 will be valid for the years 2013 to 2016 unless your circumstances change or you wish to select an alternative payment method.
- When Revenue writes to residential property owners a Revenue Estimate of LPT liability will also be included. **It is important to note that this Revenue Estimate is not a valuation of a property nor should it be regarded as an accurate calculation of LPT liability.**
- Where a property owner fails to submit their LPT return by the relevant due date Revenue's Estimate of LPT liability will be collected using normal collection/enforcement options – deduction at source, sheriff, court action, attachment orders.
- Once a property owner meets their obligations by valuing their property, submitting their return and advising Revenue of their payment preference within the relevant time limits, the Revenue Estimate of LPT notified to them is no longer relevant.

5. Rates

5.1 How do I calculate how much I will have to pay?

The amount you pay will depend on the market value of your residential property on 1 May 2013.

For the purposes of calculating LPT, property values will be organised into **market value bands**:

- The initial band will be €0 - €100,000;
- Subsequent bands will be organised in values of €50,000 width up to €1,000,000
- The tax liability will be calculated by applying the tax rate to the mid-point of the band.
- The rate of LPT will be **0.18**% for properties up to a market value of €1m.
- The Table available at Appendix 1 shows all the value bands, the mid-point of the bands, the amount of LPT to be paid in 2013 and the amount of LPT to be paid for the full year in 2014.
- Residential properties valued **over €1m** will be assessed at the actual value at **0.18%** on the first €1m in value and **0.25%** on the portion of the value above €1m (no banding will apply).

5.2 On-line Calculator

To assist you in calculating the amount you will have to pay in 2013, Revenue has developed an on-line LPT calculator, which is available from the Revenue website.

5.3 Calculation Example

The following example will assist you in calculating how much you will have to pay:

***Question:* If the market value of my residential property is €230,000, how much tax will I have to pay in 2013?**

Market value: €230,000

Value Band: €200,000 to €250,000

Midpoint of Value Band: €225,000

Calculation: €225,000 x 0.18% = €405 for a full year.

Divide €405 by 2 = **€202** (rounded down).

***Answer:* €202 is the amount you will have to pay in 2013**.

If you opt for phased payment such as deduction at source from your salary, the amount you will pay weekly will be **€7.77**.

6. Valuation

6.1 How will I value my property?

- Revenue will provide guidelines to assist property owners in assessing the value of their property in March 2013.
- **Revenue will not be valuing properties for LPT purposes.**
- The guidelines will help property owners establish average/indicative values for properties in their area.
- Each property owner will need to consider the specifics of their own property when using Revenue's valuation guidelines.
- If you follow Revenue's valuation guidelines honestly, we will accept your property value assessment.
- Property owners might find the register of residential property sales, published by the Property Services Regulatory Authority (PSRA) based on Revenue Stamp Duty data (www.propertypriceregister.ie), of assistance for valuing their property.
- The initial valuation of your property on 1 May 2013 will be valid up to and including 2016.

6.2 Will the value of my property for LPT purposes change for future years?

The valuation of your property for LPT purposes on 1 May 2013 will stay the same for 2013, 2014, 2015 and 2016.

6.3 If I make improvements to my property e.g. by adding an extension, will the value of my property for LPT purposes change for future years?

The valuation of your property for LPT purposes on 1 May 2013 will stay the same for 2013, 2014, 2015 and 2016 no matter what improvements you make to your property.

6.4 I own a farm; what portion is liable for LPT?

The farm itself is not considered to be a residential property and will not be liable to LPT. However, the house and any building, garden or yard (up to one acre) that is usually enjoyed with the house will be liable to LPT.

6.5 Where the property includes 1 or more acres of land, what portion is liable to LPT?

LPT is payable on the house and up to 1 acre of the land.

6.6 What if my neighbour puts in a different value to mine? Am I assessed on his if it's greater than mine?

LPT is a self-assessed tax. If you follow Revenue's valuation guidelines honestly, Revenue will accept your property value assessment

7. Payment Methods

7.1 What payment methods will be available?

- Revenue will offer a range of methods for paying the tax.
- You can opt to make one single payment or opt to phase your payments in equal instalments from 1 July 2013 until the end of the year.

LPT can be paid in full by -

- Debit/Credit Card (This option is available online);
- Single Debit Authority[1];
- Cash payments through certain payment service providers.

LPT payment may be made on a phased basis, in equal instalments through -

- Deduction at source from Salary / Occupational Pension;
- Deduction at source from social welfare payments including contributory and non-contributory state pensions and other long-term schemes;

[1] Under a Single Debit Authority you can authorise your Bank/Financial Institution to pay Revenue the specified amount of LPT due. The specified amount will be taken from your bank account in one deduction on a particular date and will be paid directly to Revenue.

- Deduction at source from certain scheme payments made to farmers by the Department of Agriculture, Food and the Marine;
- Direct Debit;
- Cash payments through certain payment service providers.

With regard to Single Debit Authority, debit/credit card, direct debit and cash payment options, your Financial Institution or payment service provider may levy charges.

7.2 When will the payments commence?

- 1 July 2013 onwards: Commencement of deduction at source from Salary / Occupational Pension or certain payments from the Department of Social Protection and Department of Agriculture, Food and the Marine.
- 1 July 2013 onwards: Commencement of cash payments through certain payment service providers.
- 15 July 2013 onwards: Commencement of direct debits.
- 21 July 2013: Single Debit Authority Payment deducted.

7.3 Can I opt for more than one payment method?

No, you can only select one method of payment on the LPT return.

8. What if I can't afford to pay?

8.1 Full or Partial Deferral

A system of deferral arrangements for **owner-occupiers** will be implemented to address cases where there is an inability to pay the LPT under **specified conditions**. The deferred tax remains a charge on the property until the property is sold or transferred to another person.

Interest will be charged on deferred amounts at a rate of 4% per annum. The deferred amount, including interest, will be a charge on the property and will have to be paid to Revenue on the sale/transfer of the property.

The following are the conditions to qualify for a **full deferral:**

- The property must be the sole or main residence of the liable person.
- Owner-occupiers may apply for full deferral of the LPT charge where their estimated gross income from all sources does not exceed €15,000 for a single person and €25,000 for a couple during the relevant year (for the first return this will be the estimated gross income for 2013).
- For owner-occupiers who have an outstanding mortgage, an adjusted gross income limit will apply. The income thresholds of €15,000 for a single person

and €25,000 for a couple may be increased by 80% of their gross mortgage interest. This applies until 31 December 2017.

The following are the conditions to qualify for a **partial (50%) deferral**:

- The property must be the sole or main residence of the liable person.
- Owner-occupiers may apply for partial deferral where the estimated gross income from all sources, during the relevant year, is less than €25,000 in the case of a single person and €35,000 in the case of a couple. In these cases the owner-occupier will qualify for deferral of 50% of the LPT liability and the balance of 50% of the tax must be paid.
- For owner-occupiers who have an outstanding mortgage, the partial deferral income thresholds of €25,000 (single) and €35,000 (couple) may be increased by 80% of their gross mortgage interest. This applies until 31 December 2017. In these cases the owner occupier will qualify for deferral of 50% of the LPT liability and the balance of 50% of the tax must be paid

The table and examples below provide further detail on LPT deferral arrangements.

Income thresholds for full and partial (50%) deferral of LPT liability

Liable person (owner-occupiers only)	**To qualify for a full deferral gross income must not exceed**	**To qualify for a partial (50%) deferral gross income must not exceed**
Single, no mortgage	€15,000	€25,000
Couple, no mortgage	€25,000	€35,000
Single, with mortgage	€15,000 + 80% of gross mortgage interest	€25,000 + 80% of gross mortgage interest
Couple, with mortgage	€25,000 + 80% of gross mortgage interest	€35,000 + 80% of gross mortgage interest

Example 1 - Couple (no outstanding mortgage) who qualify for full deferral

Seán and Eileen are married and owner-occupiers. They have calculated that their LPT liability for 2013 is €292. Their estimated gross income for 2013 is €23,000. They are under the limit (€25,000) to qualify for a full deferral. If they decide to opt for a full deferral of their LPT liability they should select the full deferral option on their LPT return. A charge for the deferred amount, including interest, will be placed on the property.

Example 2 - Single person (no outstanding mortgage) who qualifies for partial deferral

Emma is single and an owner-occupier. She has calculated that her LPT liability for 2013 is €202. Her estimated gross income for 2013 is €18,000. Therefore her gross income is over the limit (€15,000) to qualify for a full deferral but under the limit (€25,000) to qualify for a partial (50%) deferral. If Emma decides to opt for a partial deferral of her LPT liability she should select the partial deferral option on her LPT return and confirm which payment option she will use to pay the balance of her LPT (€101). A charge for the deferred amount, including interest, will be placed on the property.

Example 3 - Single person (with mortgage) who qualifies for partial deferral

Ross is single and an owner-occupier. He has calculated that his LPT liability for 2013 is €202. His estimated gross income for 2013 is €27,000 and his anticipated gross mortgage interest for 2013 is €6,000.

To qualify for a full deferral Ross's gross income must not exceed €15,000 plus 80% of his gross mortgage interest:

Gross income threshold	€ 15,000
+ 80% of Ross's gross mortgage interest (80% of €6,000)	€ 4,800
Ross's adjusted income threshold for full deferral	**€ 19,800**

As Ross's gross income (€27,000) is greater than his full deferral adjusted income threshold (€19,800) he does not qualify for a full deferral. However, he may qualify for a partial deferral.

To qualify for a partial deferral Ross's gross income must not exceed €25,000 plus 80% of his gross mortgage interest:

Gross income threshold	€ 25,000
+ 80% of Ross's gross mortgage interest (80% of €6,000)	€ 4,800
Ross's adjusted income threshold for partial deferral	**€ 29,800**

As Ross's gross income (€27,000) is less than his partial deferral adjusted income threshold (€29,800) he qualifies for a partial (50%) deferral. If Ross decides to opt for a partial deferral of his LPT liability he should select the partial deferral option on his LPT return and confirm which payment option he will use to pay the balance of his LPT (€101). A charge for the deferred amount, including interest, will be placed on the property.

8.2 How do I apply for a deferral?

Revenue will send you an LPT Return form in March 2013. When completing your LPT Return, you should select the deferral option to confirm that you wish to defer all or part of your LPT liability.

8.3 In the event of my death after 1 May 2013, what happens to my surviving widow/widower/civil partner/cohabitant? Does he/she get any deferral if I have a deferral?

- The valuation you confirm for your property on 1 May 2013 will remain until the next valuation date; 1 November 2016.
- Where one member of a married couple, civil partnership or cohabitant dies, the deferral will remain in place until the next valuation date (1 November

2016) without any reference to the income threshold of the surviving spouse/partner/cohabitant.

- After that date, the surviving person will continue to qualify for deferral if they satisfy the conditions for obtaining a deferral.

8.4 If I am the surviving widow/widower/civil partner/cohabitant and I die, leaving the property to my daughter, does the deferral remain in place?

- The deferral will remain in place until the next liability date (1 November each year).
- After that date, Revenue may allow the deferral to continue provided that the daughter who receives the property by way of gift or inheritance applies for a deferral and in her own right satisfies the conditions for deferral. Eligibility for a deferral is established by reference to the liability date in **each** year (1 November).

9. Paying and Filing Electronically

9.1 Can I file and pay LPT electronically?

Yes you will be able to pay and file electronically. The advantages of filing online at www.revenue.ie are:

- You will have three extra weeks until 28 May 2013 to file your LPT Return form;
- You can use the on-line LPT calculator to calculate how much you have to pay, and
- You can pay by direct debit or debit / credit card.

9.2 Will some property owners have to file and pay electronically?

- If you own more than one residential property you will have to pay and file for LPT online.
- If you are already required to submit tax returns and pay electronically to Revenue you will have to pay and file for LPT online.
- Any company that owns residential properties will have to pay and file for LPT online.

10. Compliance

10.1 What if I refuse to pay?

- When Revenue sends you your LPT Return form, we will also include a Revenue Estimate of your LPT liability. **It is important to note that this Revenue Estimate is not a valuation of a property nor should it be regarded as an accurate calculation of LPT liability.**
- If you don't send back the LPT Return form and your self assessment of your LPT liability, Revenue's Estimate of your LPT liability will be collected using normal collection/enforcement options – deduction at source, sheriff, court action, attachment orders.
- Interest and penalties may also apply.
- In circumstances where standard enforcement is not applied for whatever reason, then a charge will be put on your property. You won't be able to sell it without paying the tax together with interest and, where appropriate, penalties.

10.2 What if I haven't paid the correct amount?

- Revenue will provide guidelines to assist property owners in assessing the value of their property in March 2013.
- **Revenue will not be valuing properties for LPT purposes.**
- **The guidelines will help property owners establish average/indicative values for properties in their area.**
- **Each property owner will need to consider the specifics of their own property when using Revenue's valuation guidelines.**
- If you follow Revenue's valuation guidelines honestly, we will accept your property value assessment.
- If Revenue has reason to believe that the amount you have declared on your Return does not reflect the market value of your property, we may raise an assessment for a different amount.

10.3 What will happen if I don't pay on time or in accordance with my agreed payment arrangements?

Interest charges will apply to the late payment of property tax for 2013, with effect from 1 July 2013.

10.4 Do I have to send Revenue back the LPT Return form or can I just pay the LPT due?

- It is important to note that you will have to submit your return **and** pay the amount of LPT due based on the self-assessed value of your property.
- If you pay the Revenue Estimate amount, you will still have to file your LPT Return form with the self-assessed value of your property.

- Revenue will follow up with you if you do not submit your LPT Return form.

10.5 How will Revenue ensure that self-employed liable property owners comply?

- If you are self-employed and don't send back your LPT Return form and your self assessment of your LPT liability, the tax set out in the Revenue Estimate will be collected using normal collection/enforcement options – sheriff, court action, attachment orders.
- If you are self-employed and fail to pay your LPT, Revenue will not issue you with a tax clearance certificate.
- A self-employed liable person who fails to submit his or her LPT return on time may incur a surcharge for the late submission of his or her income tax return, regardless of whether or not the income tax return is submitted on time.
- Where LPT remains outstanding a charge will attach to that property. This charge will have to be discharged on the sale/transfer of the property.

11. Household Charge and Non-Principal Private Residence Charge

11.1 What about the Household Charge and the Non-Principal Private Residence Charge (NPPR)?

- The Household Charge will be abolished from 1 January 2013.
- The arrears of the Household Charge for 2012 will be capped at €130 if paid to the Local Government Management Agency by 30 April 2013.
- Where the Household Charge for 2012 has not been paid by 1 July 2013 the arrears amount will be increased to €200 and will be included as part of the LPT liability in respect of the property. In effect, the arrears of the Household Charge will be converted into LPT and collected through the LPT system. Revenue will pursue this additional liability when the LPT system is fully operational. Interest and penalties under the LPT system will apply to the additional €200.
- The annual NPPR charge will apply for 2013 and should be paid to the relevant local authority.

12. Purpose of Local Property Tax

12.1 What will Local Property Tax be used for?

Local Property Tax will fund the provision of local services administered by local authorities.

13. Key Dates for LPT

- March 2013: Revenue will issue LPT Return form and information to residential property owners.
- 1 May 2013: Property Valuation and Property Ownership date.
- 7 May 2013: Due date for filing paper LPT returns.
- 28 May 2013: Due date for filing LPT returns electronically.
- 1 July 2013 onwards: Commencement of deduction at source from Salary / Occupational Pension or certain payments from the Department of Social Protection and Department of Agriculture, Food and the Marine.
- 1 July 2013 onwards: Commencement of cash payments through certain payment service providers.
- 15 July 2013 onwards: Commencement of direct debits.
- 21 July 2013: Single Debit Authority Payment deducted.

Appendix 1:

Local Property Tax Charge per valuation band at a tax rate of 0.18%
2013 and 2014

Valuation band €	Mid-point of Valuation band €	LPT in 2013 (half year charge) €	LPT in 2014 (full year charge) €
0 to 100,000	50,000	45	90
100,001 to 150,000	125,000	112	225
150,001 to 200,000	175,000	157	315
200,001 to 250,000	225,000	202	405
250,001 to 300,000	275,000	247	495
300,001 to 350,000	325,000	292	585
350,001 to 400,000	375,000	337	675
400,001 to 450,000	425,000	382	765
450,001 to 500,000	475,000	427	855
500,001 to 550,000	525,000	472	945
550,001 to 600,000	575,000	517	1,035
600,001 to 650,000	625,000	562	1,125
650,001 to 700,000	675,000	607	1,215
700,001 to 750,000	725,000	652	1,305
750,001 to 800,000	775,000	697	1,395
800,001 to 850,000	825,000	742	1,485
850,001 to 900,000	875,000	787	1,575
900,001 to 950,000	925,000	832	1,665
950,001 to 1,000,000*	975,000	877	1,755

* Properties valued over €1m will be assessed at the actual value (no banding will apply) at 0.18% on the first €1m in value and 0.25% on the portion of the value above €1m