



IRELAND – February 2021

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IRELAND

Revaluation of Local Authorities deferred until 2022

From Department of Housing, Local Government and Heritage

Due to COVID-19, the Minister for Housing, Local Government and Heritage has today (24th February 2021) agreed with the Commissioner of Valuation that the Commissioner will defer the revaluation of rateable properties in the following local authority areas until 2022:

Clare County Council, Donegal County Council, Dún Laoghaire-Rathdown County Council, Galway City Council, Galway County Council, Kerry County Council and Mayo County Council.

New valuations arising from the revaluation of these local authorities will now be finalised in September 2022 and become effective for rates purposes from 2023 onwards.

The revaluations of these local authorities are part of an ongoing national programme to ensure that the rateable valuations of all commercial and industrial properties in Ireland are updated on a regular cycle so as to maintain relativity between individual ratepayers in the same local authority area. The purpose of revaluation is to bring increased transparency and equity to the local authority rating system.

Neither residential property nor agricultural lands are rateable and consequently are not affected by revaluation.

Rates revisions are coming and occupiers need to be on top of them

Local authorities are about to revise the rateable valuations of approximately 34,000 commercial properties in Dun Laoghaire-Rathdown and counties Kerry, Clare, Galway, Mayo and Donegal. The 5,000 or so properties in Dun Laoghaire-Rathdown were last revised in 2011, so there will be bigger changes in the other counties, which are being revised for the first time under the 2001 Valuation Act.

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Rates payable to a local authority typically equate to approximately 20pc of a property's rent and are a sizeable overhead for occupiers. For all of these properties, the Valuation Office is assessing their rental values as of September 16, 2019 and "Proposed Certificates of Valuation" are due to be issued in February/March.

Similar to the rent-review process, the valuations are based on open market lettings of similar properties in late 2019. The revisions also take into account any changes to the property, or local infrastructure, which may have affected the rental value. The occupier then has 40 days within which to make an appeal.

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