

HELPING YOU COUNT THE COST OF OWNING A HOUSE



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Household Charge, Property Tax, Non Principal Private Residence Charge.....do the mention of these taxes and charges send your mind into a spin? Which charge applies to you and when do they need to be paid? Well, here's a brief note on these charges.

The **Household Charge** was introduced in 2012 and was a flat rate charge of €100 on all residential houses. This charge was replaced this year with the Local Property Tax (LPT). If you have not yet paid the household charge, you will now be charged €200 as opposed to the €100. When you go to pay the LPT for this year, this €200 charge will be automatically added to LPT due on your property.

Local Property Tax (LPT) is payable on all residential properties. The tax payable is calculated based on your own assessment of the market value of your house. I know that some of my clients were confused when in March of this year, the Revenue wrote to them with a revenue estimate of the value of their house. Rest assured, you are not obliged to use this valuation given by the Revenue. The Revenue Estimate is simply the amount that Revenue will collect from property owners if they do not submit their LPT return. If you are unsure of the value of your house, then you should ask an auctioneer to value the property for you. Also there are a number of online guides which can give you an indication of the value of houses in your area. The valuation that you give this year shall be used up to 2016, (even if you make house improvements). Below are some of the tax bands and corresponding tax amounts which you will pay every year up to 2016 based on the valuation you gave this year.

Valuation Band €	Property tax for a full year
0-100,000	€0
100,001 – 150,000	€25
150,001 – 200,000	€35
200,001 – 250,000	€45
250,001 – 300,000	€95
300,001 – 350,000	€85
350,001 – 400,000	€75



This year, the liability date was the 7th of May which was pushed out until July. However, next year and every year thereafter the liability date will be the 7th of November.

Certain properties are exempt from LPT. However, even if you own an exempt property you must still make a return to claim an exemption. If the house is rented, it is the landlord who is liable to pay this charge, not the tenants.

Anyone who is a first time buyer in 2013, shall be exempt from LPT up until 2016 provided that the house will be their main residence. If you and your spouse or partner purchases a house this year and only one of you are a first time buyer, this exemption will still apply. Contact Revenue for a booklet on all exemptions.

In June, 2012 the Government introduced **a new registration and inspection regime for domestic waste water treatment systems, such as septic tanks**. The new regime aims to protect ground and surface [water quality](#) from the risks posed by systems that are not working properly. If you have a septic tank or similar system, you must register its details with your local authority and pay a registration fee. You will have to re-register after 5 years but you will not have to pay a fee for subsequent registrations.

The deadline for registration was 1 February 2013, but late registrations are still being accepted. If you register after the deadline, **you will not be eligible for any grant** if your system is found to need remedial work. Also, the registration fee was €5 but for anyone who has yet to register, the fee has now gone up to €50. New systems which have been installed or built after 1 February 2013 must be registered within 90 days of being connected.

Local authorities will arrange for inspections to be carried out and are obliged to notify you of such inspections. If the inspector finds that your system is not working properly and being maintained correctly, you will get an advisory notice from the local authority, requiring you to improve the maintenance of your system or to upgrade it. If you need to carry out this type of work, you may be able to get a [grant to help with the cost of the work required](#). The grant is means-tested.



The Non Principal Private Residence Charge is payable on properties which are not your main residence. This charge will be in addition to the charges and registrations mentioned above. The NPPR charge is €200 for each property you own on 31 March each year, apart from your main residence. It is due to be paid by 30 June each year. A late fee of €20 is charged for each month, or part of a month, after 30 June.

Should you have any queries regarding this article, please feel free to contact Jacquelyn on 086 1617418 to make an appointment.

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