

Local Property Tax (LPT)

Preliminary Statistics (as at 17 September 2021)

These statistics are provisional and will be revised

Local Property Tax (LPT)

The Finance (Local Property Tax) (Amendment) Act 2021 introduces a new structure for LPT from 2022 onwards. LPT for the years 2022 to 2025 will be based on property values on 1 November 2021. Residential properties are valued for LPT purposes, by their owners under self-assessment, into 20 valuation bands.

In the coming weeks, Revenue will be contacting over **1.4 million property owners** directly to explain the three things they need to do to meet their LPT obligations for 2022:

1. determine the market value of their property as at 1 November 2021;
2. submit this valuation in their LPT return by 7 November 2021;
3. pay or make arrangements to pay their LPT charge for 2022.

The tables on following pages present initial statistics on a number of aspects of LPT. These are based on the information available to Revenue from analysis of previous LPT returns for 2013 to 2021, Stamp Duty transactions over the same period and data on property price trends from the Central Statistics Office, as well as other sources. Once returns are filed by property owners over the coming weeks, with valuations of their properties on 1 November 2021, these statistics will be updated accordingly.

LPT Table 1: Current LPT Properties

The table below presents, by Local Authority of the property, the estimated number of current (for 2021) LPT properties based on the type or ownership of the property. These are estimated based on information currently available to Revenue and may be subject to revision.

Of a total 1.4m property owners:

Around 1.2m own a single property

Local Authorities own 137,800 properties

125,000 own 2 properties

50,800 own between 3 to 10 properties

3,000 own more than 10 properties

Local Authority of Property	Number of Currently Liable Properties*	Of which: Local Authority Owned	Properties Currently Exempt	Properties with Deferral
Carlow	21,600	1,690	690	660
Cavan	29,140	2,100	1,000	880
Clare	50,490	2,680	1,320	1,230
Cork City	79,840	10,350	2,480	1,590
Cork County	129,120	7,040	3,740	2,600
Donegal	70,870	4,800	1,790	2,560
Dublin City	219,030	26,720	7,170	4,630
Dun L/Rathdown	79,590	4,540	2,530	1,150
Fingal	96,160	5,450	3,320	2,030
Galway City	31,080	2,430	530	440
Galway County	69,080	2,420	1,840	1,590
Kerry	66,530	4,110	1,840	1,280
Kildare	73,660	4,320	1,900	1,720
Kilkenny	34,520	2,340	1,160	840
Laois	28,540	2,220	740	880
Leitrim	15,630	940	630	350
Limerick	74,490	5,140	2,210	2,070
Longford	16,340	1,950	690	440
Louth	46,810	4,070	1,160	1,720
Mayo	57,830	2,150	1,480	1,320
Meath	63,500	3,120	1,840	1,940
Monaghan	22,080	1,480	580	660
Offaly	27,100	1,840	740	880
Roscommon	27,050	1,400	900	620
Sligo	29,170	2,150	1,050	620
South Dublin	92,300	9,630	1,950	2,380
Tipperary	62,250	4,970	2,060	1,590
Waterford	47,800	4,940	1,580	1,320
Westmeath	33,700	1,990	840	930
Wexford	61,070	4,420	1,690	1,900
Wicklow	49,990	4,410	1,320	1,280
All	1.806m	137,800	52,700	44,100

Notes: *Excludes exempt or deferred properties.

There are about **1.903m** properties on Revenue's current LPT register

With 52,700 properties exempt and 44,100 properties with deferral in operation, there are **1.806m LPT properties liable** for tax year 2021

LPT Table 2: Number of Properties in 2022

The table below presents, by Local Authority of the property, the estimated number of properties that may be liable for LPT in 2022. These are estimated based on information currently available to Revenue. This is preliminary and will change once returns are filed with Revenue by property owners.

Local Authority of Property	Number of Currently Liable Properties*	Number of New or Previously Exempt Properties	Total Liable Properties for 2022*
Carlow	21,600	1,240	22,800
Cavan	29,140	1,350	30,500
Clare	50,490	1,660	52,200
Cork City	79,840	3,290	83,100
Cork County	129,120	7,090	136,200
Donegal	70,870	2,320	73,200
Dublin City	219,030	11,470	230,500
Dun L/Rathdown	79,590	6,360	86,000
Fingal	96,160	10,160	106,300
Galway City	31,080	940	32,000
Galway County	69,080	3,130	72,200
Kerry	66,530	2,610	69,100
Kildare	73,660	7,670	81,300
Kilkenny	34,520	1,180	35,700
Laois	28,540	1,520	30,100
Leitrim	15,630	800	16,400
Limerick	74,490	2,820	77,300
Longford	16,340	760	17,100
Louth	46,810	3,050	49,900
Mayo	57,830	1,910	59,700
Meath	63,500	6,610	70,100
Monaghan	22,080	890	23,000
Offaly	27,100	780	27,900
Roscommon	27,050	1,140	28,200
Sligo	29,170	1,230	30,400
South Dublin	92,300	7,350	99,700
Tipperary	62,250	1,660	63,900
Waterford	47,800	2,090	49,900
Westmeath	33,700	1,060	34,800
Wexford	61,070	2,840	63,900
Wicklow	49,990	3,730	53,700
All	1.806m	100,700	1.907m

Notes: *Excludes exempt or deferred properties.

Over 100,000 "new" properties (built since 1 May 2013) and some properties **currently exempt** will become liable for LPT for 2022 onwards

Assuming similar deferral and exemption rates, there may be around **1.907m liable properties** in 2022

LPT Table 3: Valuations and Yield

The table below presents, by Local Authority of the property, the estimated average valuation bands for properties and the projected LPT yield that may arise. These are estimated based on information currently available to Revenue. This is preliminary and will change once returns are filed with Revenue by property owners. The actual LPT yield will be determined by the valuations self-assessed by owners, the number of new and previously exempt properties becoming liable and the Local Adjustment Factor decisions of Local Authorities in operation.

Local Authority of Property	Average Property Valuation Band	Number of Properties Valued Over €1.75m	Projected LPT Yield*	Of which: New or Previously Exempt Only*
Carlow	€200,001-€262,500	<10	€4m	€0.2m
Cavan	€1-€200,000	<10	€4m	€0.1m
Clare	€1-€200,000	<10	€11m	€0.3m
Cork City	€262,501-€350,000	70	€24m	€0.9m
Cork County	€262,501-€350,000	80	€35m	€1.9m
Donegal	€1-€200,000	<10	€9m	€0.2m
Dublin City	€350,001-€437,500	2,440	€103m	€6.1m
Dun L/Rathdown	€525,001-€612,500	1,260	€60m	€4.6m
Fingal	€350,001-€437,500	350	€43m	€4.4m
Galway City	€262,501-€350,000	20	€9m	€0.2m
Galway County	€200,001-€262,500	10	€16m	€0.7m
Kerry	€200,001-€262,500	20	€16m	€0.6m
Kildare	€262,501-€350,000	60	€24m	€2.4m
Kilkenny	€200,001-€262,500	<10	€8m	€0.2m
Laois	€1-€200,000	<10	€6m	€0.2m
Leitrim	€1-€200,000	<10	€2m	€0.1m
Limerick	€200,001-€262,500	10	€17	€0.7m
Longford	€1-€200,000	<10	€2m	€0.1m
Louth	€200,001-€262,500	10	€11m	€0.7m
Mayo	€1-€200,000	<10	€11m	€0.3m
Meath	€262,501-€350,000	30	€20m	€2.1m
Monaghan	€1-€200,000	<10	€3m	€0.1m
Offaly	€1-€200,000	<10	€5m	€0.1m
Roscommon	€1-€200,000	<10	€4m	€0.1m
Sligo	€1-€200,000	<10	€5m	€0.2m
South Dublin	€262,501-€350,000	30	€35m	€2.9m
Tipperary	€1-€200,000	20	€13m	€0.3m
Waterford	€200,001-€262,500	10	€11m	€0.5m
Westmeath	€200,001-€262,500	<10	€7m	€0.2m
Wexford	€200,001-€262,500	<10	€13m	€0.6m
Wicklow	€350,001-€437,500	160	€20m	€1.6m
All	€200,001-€262,500	4,700	€552m	€34m

Notes: "<10" indicates less than ten properties; *Assumes no adjustments to the LPT rate by Local Authorities.

The national average property value is in band 2: €200,001-€262,500)

The national average LPT bill will be €225

Local Authority owned properties will remain in band 1: €1-€200,000

Estimated LPT yield for 2022 is €552m, without any rate adjustments by Local Authority

Revenue's analysis indicates that less than 10% of currently liable property owners may face an increase or decrease in their LPT liability

Most of the increase in yield is from new or previously exempt properties becoming liable (€34m)

LPT Table 4: Local Adjustment Factors

From 2015 onwards, Local Authorities can vary the LPT base rate on residential properties. The Local Authority can increase or decrease the rate by up to 15% from the base rate. This is referred to as the 'Local Adjustment Factor' (LAF). The table below presents the LAF decisions notified to Revenue for 2022. The actual LPT yield will be determined by the valuations self-assessed by owners and the number of new and previously exempt properties becoming liable.

Local Authority	Decrease in Base Rate	Increase in Base Rate	No Adjustment
Carlow		5%	
Cavan		15%	
Clare		15%	
Cork City		9%	
Cork County		7.5%	
Donegal		15%	
Dublin City	15%		
Dun L/Rathdown	15%		
Fingal	10%		
Galway City			Nil
Galway County			Nil
Kerry		7.5%	
Kildare		10%	
Kilkenny		15%	
Laois		10%	
Leitrim		15%	
Limerick		15%	
Longford		15%	
Louth			Nil
Mayo		10%	
Meath			Nil
Monaghan		15%	
Offaly		15%	
Roscommon		15%	
Sligo		15%	
South Dublin	15%		
Tipperary		10%	
Waterford		10%	
Westmeath			Nil
Wexford		10%	
Wicklow		6%	

Estimated LPT yield for 2022 is €538m, when the LAF decisions are taken into account

This is a reduction of €14m due to the LAF decisions (compared to €552m)

This is close to the estimated €16m reduction in 2021 due to LAF decisions

Further Information

Information on the operation of LPT is available on www.revenue.ie.

Revenue's online LPT valuation guidance map is available [here](#) and information on how to value a property is provided [here](#).

Weekly statistics updates on LPT are available [here](#).

A technical paper describing Revenue's analysis of property valuations is available at [here](#).

Queries of a statistical nature in relation to LPT can be sent to statistics@revenue.ie. Media queries should be directed to revpress@revenue.ie in the first instance.