

Local Property Tax (LPT) for 2022

Preliminary Vacancy Analysis

(data as at 20 June 2022)

These statistics are provisional and will be revised

Local Property Tax (LPT) - Preliminary Vacancy Analysis

In 2021, Revenue contacted over 1.4 million property owners, in respect of nearly 2 million properties that were already included on the LPT Register, setting out the requirement that they complete a self-assessed LPT return for the valuation period 2022 to 2025. Extensive advertising and media coverage were also used to raise awareness among property owners of the requirement to submit an LPT return, particularly targeting owners of properties that were newly liable for LPT from 2022 onwards.

LPT returns were used to gather some limited information on vacant residential properties, as provided by their owners. Vacancy data on LPT returns have not been verified by Revenue and were collected for informational purposes only.

The tables and charts on the following pages present Revenue's initial analysis of the vacancy information provided in LPT returns. This information should be considered as only indicative of the profile of vacant properties.

Properties that were uninhabitable or unsuitable for use as a dwelling, as at 1 November 2021, are not liable for LPT for 2022. Owners of these properties were not required to value their property for LPT purposes and they were not required to submit an LPT return. Therefore, the analysis that follows does not include those vacant properties that are not liable for LPT in 2022, such as derelict or otherwise uninhabitable properties.

Table 1: Vacant Properties and their LPT Liability

LPT returns for over 1.62 million properties have been filed with Revenue, as at the end of June 2022. LPT filing arrangements have also been finalised with Local Authorities and Approved Housing Bodies for a further 176,000 properties, as well as certain properties where the owner is currently engaging with Revenue. In total, 57,206 (3.2%) properties were indicated by their owners as being vacant as at 1 November 2021, according to the provisional analysis to date. The annual LPT liability associated with these properties is €12.4 million.

Location of Property	Share of Total LPT Liability of Vacant Properties	Share of Vacant Properties Nationally	Vacant Share of Properties within Location
Carlow	0.5%	0.8%	2.2%
Cavan	1.2%	2.2%	4.6%
Clare	3.2%	3.9%	4.6%
Cork City	3.5%	3.6%	2.6%
Cork County	8.7%	8.8%	4.0%
DLR	8.1%	3.0%	2.0%
Donegal	4.7%	7.7%	6.7%
Dublin City	18.4%	10.1%	2.6%
Fingal	4.7%	3.0%	1.7%
Galway City	1.6%	1.3%	2.4%
Galway County	3.8%	4.8%	4.1%
Kerry	6.2%	7.3%	6.4%
Kildare	3.6%	2.6%	2.0%
Kilkenny	1.4%	1.7%	2.9%
Laois	0.7%	1.0%	2.2%
Leitrim	0.9%	1.6%	6.3%
Limerick City & Co.	2.6%	3.1%	2.5%
Longford	0.5%	1.0%	3.6%
Louth	1.3%	1.8%	2.2%
Mayo	3.7%	5.8%	6.0%
Meath	2.1%	2.1%	1.8%
Monaghan	0.6%	1.1%	2.9%
Offaly	1.0%	1.4%	3.1%
Roscommon	1.2%	2.2%	4.9%
Sligo	1.5%	2.3%	4.6%
South Dublin	3.1%	2.4%	1.5%
Tipperary	2.0%	3.2%	3.1%
Waterford City & Co.	1.9%	2.3%	2.8%
Westmeath	1.0%	1.5%	2.7%
Wexford	3.4%	4.2%	4.1%
Wicklow	2.9%	2.0%	2.3%
All	100%	100%	
	€12.4m	57,206	57,206

Table 2: Vacancy Duration

For those properties that were indicated as being vacant, owners were asked for the duration of the vacancy (either more or less than 12 months) and the reason for the vacancy (selected from a list of reasons).

Overall, 61% of vacant properties were reported as being vacant for less than 12 months. In every Local Authority area, except Monaghan, at least 50% of vacant properties were reported as having been vacant for less than 12 months. In Monaghan, this figure is 47%.

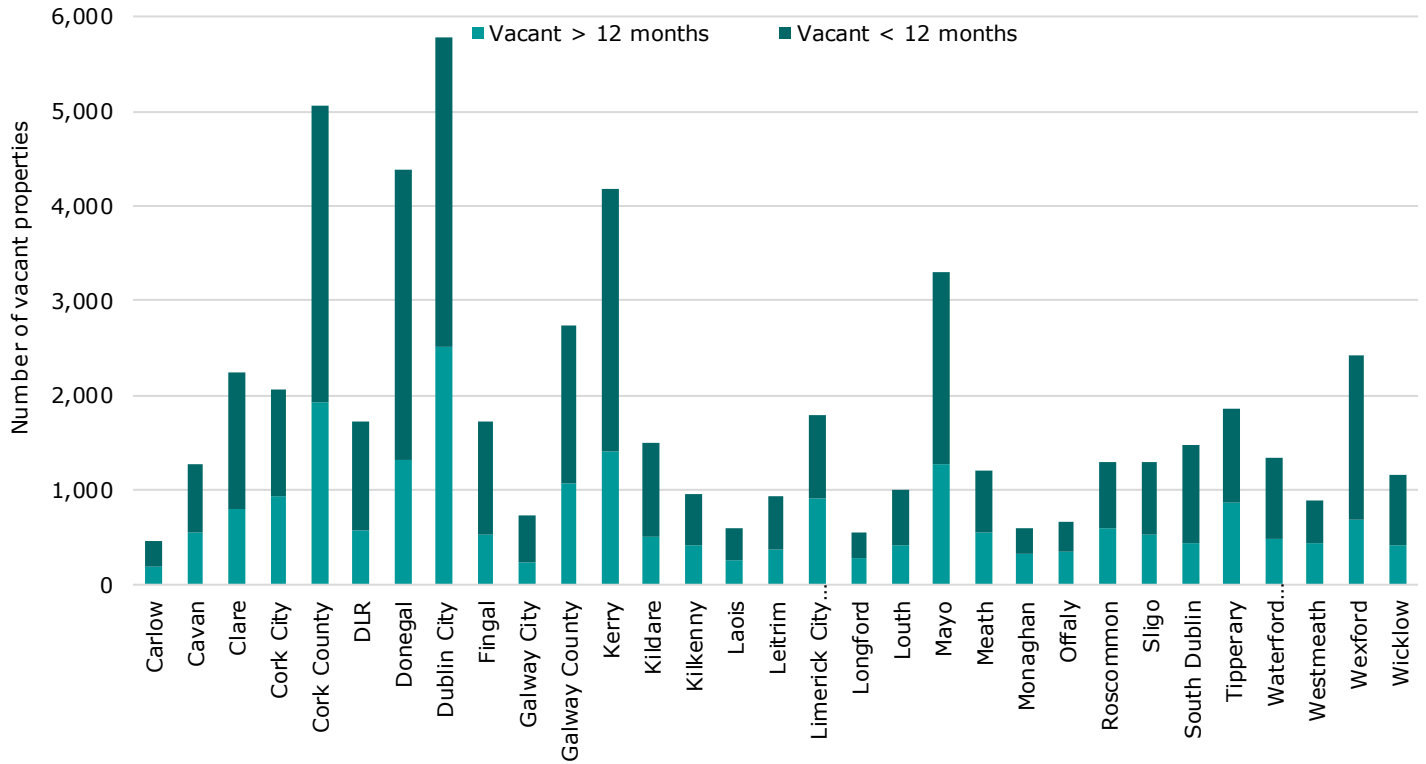


Table 3: Vacancy Reason

As shown in Table 3, the most frequent reasons provided for vacancy, for all properties reported as vacant, were "Undergoing Refurbishment" (22.2%), "Other" (21.7%) and "Holiday Home" (20.4%).

3,450 properties owned by Local Authorities and Approved Housing Bodies were reported as vacant, as at 1 November 2021. 44% of these were reported as vacant for the reason of "Undergoing Refurbishment". These properties are already included in Table 3.

Table 3 also shows the proportion of properties vacant for more than 12 months by vacancy reason. Taking just those 22,153 properties that were vacant for more than 12 months, as at 1 November 2021, the most frequent reasons reported were "Undergoing Refurbishment" (30.7%) and "Other" (28.4%).

Vacancy Reason	Share of LPT Liability for Vacant Properties	Share of Vacant Properties	Share of Vacant Properties Vacant > 12 months
For Sale	17.6%	12.4%	10.1%
Undergoing Refurbishment	23.1%	22.2%	30.7%
Legal Dispute	0.7%	0.8%	1.5%
Probate Application	8.0%	6.9%	8.7%
Long term care	3.1%	6.3%	10.5%
Other	17.7%	21.7%	28.4%
Between Lettings	4.9%	5.4%	2.4%
Holiday Home	20.1%	20.4%	4.4%
Owner Absent	4.9%	4.0%	3.4%
All	100% €12.4m	100% 57,206	100% 22,153

Of the 57,206 total vacant properties, 3,453 have an owner indicated as being non-resident. Of these, the most frequent reason for vacancy reported by owners was "Holiday Home" (1,500 properties). These properties are included in Table 3.

Of the 53,756 vacant properties that are not owned by Local Authorities and Approved Housing Bodies, 42,522 were indicated as being Non-Principal Primary Residences (NPPRs) by their owner. A further 476,433 properties were indicated as being NPPRs but as not being vacant. It is important to note that both vacancy and NPPR data on LPT returns are collected for informational purposes only, and neither have been verified by Revenue.

Table 4 shows the breakdown by Local Authority location of the property for each vacancy reason for all durations.

Table 4: Vacancy Reason by Location of Property

Location of Property	Holiday Home	Other	Undergoing Refurbishment	For Sale	Probate Application	Long term care	Between Lettings	Owner Absent	Legal Dispute	Total
Carlow	6.5%	28.7%	21.6%	14.0%	7.3%	11.0%	7.1%	3.2%	0.6%	100%
Cavan	15.1%	30.1%	28.2%	8.1%	4.6%	6.3%	3.3%	3.3%	0.9%	100%
Clare	37.6%	17.3%	18.8%	7.2%	4.5%	5.5%	3.9%	4.6%	0.4%	100%
Cork City	2.8%	42.1%	18.0%	15.1%	8.6%	7.5%	4.0%	1.5%	0.4%	100%
Cork County	28.1%	20.9%	21.3%	7.9%	6.6%	6.1%	4.3%	4.2%	0.6%	100%
DLR	4.0%	14.7%	28.9%	18.3%	10.5%	10.7%	7.0%	4.8%	1.1%	100%
Donegal	40.6%	25.7%	13.2%	5.2%	4.4%	3.1%	3.4%	3.9%	0.5%	100%
Dublin City	2.0%	21.1%	25.7%	20.0%	9.1%	7.7%	10.0%	3.7%	0.7%	100%
Fingal	5.2%	16.7%	25.3%	25.3%	7.2%	5.5%	9.6%	4.3%	0.9%	100%
Galway City	9.5%	18.7%	23.5%	16.6%	6.3%	4.7%	16.2%	3.3%	1.4%	100%
Galway County	27.6%	20.7%	20.7%	7.6%	6.4%	5.4%	5.6%	5.3%	0.7%	100%
Kerry	39.9%	18.6%	18.3%	5.7%	5.1%	4.0%	3.8%	4.4%	0.3%	100%
Kildare	2.7%	17.9%	28.0%	30.3%	6.3%	6.6%	5.1%	2.5%	0.6%	100%
Kilkenny	10.0%	21.4%	22.2%	13.8%	11.4%	10.3%	7.0%	3.3%	0.5%	100%
Laois	6.4%	25.4%	30.3%	12.3%	8.2%	6.9%	7.2%	3.0%	0.3%	100%
Leitrim	33.5%	20.5%	18.1%	10.5%	4.7%	4.3%	2.8%	5.1%	0.4%	100%
Limerick	6.7%	25.1%	27.7%	14.3%	9.0%	8.2%	4.0%	3.8%	1.2%	100%
Longford	12.0%	23.5%	29.6%	10.6%	6.8%	8.1%	4.5%	4.7%	0.4%	100%
Louth	10.7%	17.3%	31.0%	16.7%	7.8%	7.8%	4.7%	3.4%	0.7%	100%
Mayo	32.6%	22.2%	19.3%	5.6%	5.8%	4.3%	3.6%	5.0%	1.4%	100%
Meath	5.6%	22.9%	26.6%	19.4%	8.7%	7.3%	5.1%	3.1%	1.2%	100%
Monaghan	7.8%	34.7%	21.3%	8.4%	9.3%	7.6%	4.6%	4.8%	1.5%	100%
Offaly	6.7%	22.8%	25.5%	18.9%	7.9%	9.8%	3.1%	4.2%	1.0%	100%
Roscommon	17.6%	22.8%	24.4%	12.5%	6.7%	6.2%	3.8%	5.2%	0.6%	100%
Sligo	29.1%	20.6%	20.9%	8.4%	5.8%	3.8%	6.0%	4.9%	0.6%	100%
South Dublin	0.7%	19.1%	21.5%	26.6%	8.2%	9.3%	11.1%	2.7%	0.7%	100%
Tipperary	11.9%	22.3%	31.1%	10.8%	7.1%	7.6%	3.5%	4.0%	1.7%	100%
Waterford	25.2%	16.8%	24.3%	9.9%	6.3%	7.7%	4.5%	4.5%	0.8%	100%
Westmeath	7.7%	27.6%	25.7%	11.6%	9.0%	9.8%	4.6%	3.2%	0.9%	100%
Wexford	42.8%	13.8%	16.4%	8.1%	5.6%	5.2%	4.0%	3.1%	1.0%	100%
Wicklow	14.0%	16.4%	23.2%	20.8%	7.2%	8.0%	6.2%	3.0%	1.3%	100%
All	20.4%	21.7%	22.2%	12.4%	6.9%	6.3%	5.4%	4.0%	0.8%	100%

Table 5: Exemptions Claimed

Of the 53,756 vacant properties that are not owned by Local Authorities and Approved Housing Bodies, exemptions from LPT have been claimed for 2,959 properties.

As may be expected, the biggest category (1,627 properties) is the exemption related to properties unoccupied for an extended period due to illness of the owner. This exemption was also claimed in respect of a further 863 properties that were not separately reported by their owners as being vacant. Eligibility for this exemption requires that the property owner has not lived at their residence for 12 months or more, or is unlikely to return to their property at any stage. In the context of that exemption, properties may not have been reported to Revenue as unoccupied in LPT returns if their owners were in hospital or a nursing home for a few months or less, as at the LPT liability date.

Property Exemption Type	Vacant Properties	Non-Vacant Properties
Charitable recreational activities	25	219
Charity/Public Body owned for special needs	330	9,585
Defective Concrete Blocks Grant Scheme	74	756
Fully subject to Commercial rates	181	1089
Long Term Illness	1,627	863
Pyrite damaged	100	1,188
Registered Nursing Home	305	202
Residence of a severely incapacitated individual	307	1,798
Waterways Ireland	<10	33
All	2,959	15,733

* Properties owned by Local Authorities and Approved Housing Bodies are not included in this table.

Table 6: Single and Multiple Property Owners of Vacant Properties

Table 6 shows the distribution of vacant properties by ownership count. 50% of vacant properties are owned by a single owner (i.e., their only property is reported as vacant). Around 25% of properties in the category for owners of 10 or more properties are located in Dublin City. There are 553 property owners who own 10 or more properties with at least one property reported as vacant. Of these, 108 owners own 10 or more vacant properties, representing 82% of the share of vacant properties within the 10+ group, equivalent to just under 5,000 properties.

61% of vacant properties were reported as vacant for less than 12 months. Of the remaining vacant properties that were reported as being vacant for more than 12 months, 52.9% are owned by property owners who do not own another property.

Number of Properties Owned by Owner	Share of Vacant Properties	Share of Vacant Properties Vacant <12 months	Share of Vacant Properties Vacant >12 months
1	50.0%	48.2%	52.9%
2	24.7%	25.6%	23.5%
3	7.2%	7.5%	6.6%
4-9	6.9%	6.6%	7.5%
10+	11.2%	12.2%	9.5%
All	100%	100%	100%
	53,756	32,921	20,835

*Properties owned by Local Authorities and Approved Housing Bodies are not included in this table. Of the 3,450 vacant properties owned by these bodies, 1,318 were reported as being vacant for more than 12 months.

Table 7: Valuation Bands of Properties

As shown in Table 7, the owners' self-assessment valuation of properties reported as vacant is generally lower than those of all properties. As with all properties, distribution across valuation bands shows significant variation across Local Authorities. Table 7 includes information on properties owned by Local Authorities and Approved Housing Bodies.

Owner's Self -Assessment Valuation Band	Share of Vacant Properties	Share of All Properties
1: €0-€200,000	58%	39%
2: €200,001-€262,500	15%	20%
3: €262,501-€350,000	12%	18%
4+: Over €350,000	15%	23%
Total	100%	100%

Table 8: Estimated Vacancy Rates Associated with Properties Without Returns Filed

The extended filing deadline for LPT returns was 10 November 2021. However, property owners have continued to submit LPT returns since that deadline.

Table 8 shows the vacancy rates for all properties according to when returns were filed, excluding those owned by Local Authorities and Approved Housing Bodies. There are currently approximately 181,000 properties for which a return has not yet been filed, with approximately 86,000 of those properties compliant from a payment perspective. Even assuming a vacancy rate higher than the most recently filed returns, for example of 5%, would mean that up to 9,050 of these 181,000 properties would have been vacant as at 1 November 2021. This would bring the total number of vacant properties to about 66,000 properties.

Vacancy Rates Per Filing Period	Vacant Properties as a % of Returns at that date
Filed on or before LPT filing date	2.6%
Filed after filing date to end May 2022	4.5%
Filed on or after 1 March 2022	3.5%

Of the 181,000 properties for which returns are still outstanding, just over 5,000 properties are associated with owners of 10 or more properties. Of these, an estimated 250 properties would have been vacant on 1 November 2021, assuming a 5% vacancy rate. This estimate of 250 vacant properties is already included in the 9,050 estimated figure above.

Background Note

The CSO has published the preliminary results from Census 2022¹, including figures on Ireland's housing stock and the number of occupied households on Census Night, 3 April 2022.

The total number of properties on Revenue's LPT register, for the valuation period 2022 to 2025, is not considered directly equivalent to the CSO's figure for total housing stock as at 3 April 2022.

- The LPT register comprises properties that have been recorded as liable for LPT, almost entirely via self-assessment notifications from property owners themselves; that is, properties are generally *added to* the LPT register once their liability for LPT is declared.
- The CSO's total housing stock is counted by Census enumerators, with each enumerator's starting point being an address list for potential dwellings in their enumeration area; that is, dwellings are generally either *removed from* or *categorised within* the housing stock.

Therefore, the LPT register may not include properties such as the following examples.

- Properties that have not been in use since before LPT commenced in 2013 and which may be uninhabitable for the purposes of LPT; the CSO's figure of 23,483 properties that were recorded as unoccupied in Census 2011, 2016 and 2022 is of relevance here.
- Properties that are uninhabitable or unsuitable for use as a dwelling as these are not liable for LPT; these may include properties that appear to an external observer to be habitable but that the property owner has assessed to be uninhabitable due to its overall state.
- Properties that have been abandoned or deserted, such as abandoned farmhouses; these properties may never have been notified to Revenue for LPT purposes.

Similarly, the total number of vacant properties, as notified by property owners to Revenue, is not directly equivalent to the total number of vacant dwellings counted by Census enumerators as at 3 April 2022, for two main reasons.

- While each model is valid for its primary purpose, the data collection methods used by the CSO and Revenue are different. As outlined above, the preliminary LPT vacant property analysis is based on information provided to Revenue directly by property owners themselves based on their own self-assessment of the property's status. The CSO preliminary results related to vacant dwellings are based on the classification of Census enumerators.
- The Census definition of a vacant dwelling is a point in time indicator taken on Census Night as to whether the property was inhabited or not on Sunday 3 April 2022.² By contrast, some property owners may not have considered their property to be vacant in the context of the four-year LPT valuation period, even if the property was temporarily vacant on the liability date of 1 November 2021 or if the property is periodically unoccupied.

¹ CSO Census of Population 2022 – Preliminary Results: <https://www.cso.ie/en/csolatestnews/presspages/2022/censusofpopulation2022-preliminaryresults/>

² CSO Census of Population 2022 – Preliminary Results on Housing: <https://www.cso.ie/en/releasesandpublications/ep/p-cpr/censusofpopulation2022-preliminaryresults/housing/>

The following examples illustrate the effect of the second reason above.

- Owners of short-term rental properties may not have reported their property as vacant in their LPT return even if it is periodically unoccupied or was unoccupied at the particular date of 1 November 2021.
- Similarly, property owners undertaking short-term renovation work around the time of the LPT liability date may not have considered the property to be vacant in the context of the four-year valuation period.
- Property owners in the process of selling their property may have made a similar consideration when submitting their self-assessed LPT return.
- An exemption from LPT applies if the property owner has not lived at their residence for 12 months or more, or is unlikely to return to their property at any stage, due to long-term illness. In the context of those eligibility criteria, properties may not have been reported to Revenue as unoccupied in LPT returns if their owners were in hospital or a nursing home for a few months or less, as at the LPT liability date.

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](#).

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.