

# Help To Buy (HTB) Statistics 2019

The statistics in this release are based on analysis of Help To Buy (HTB) applications and claims as at 2 January 2020.

These statistics should be considered as provisional and may be revised.

Updates are provided regularly on the Revenue statistics webpage:

<https://www.revenue.ie/en/corporate/information-about-revenue/statistics/index.aspx>.

Queries of a statistical nature in relation to HTB can be sent to

[statistics@revenue.ie](mailto:statistics@revenue.ie)

Information and guidance regarding the operation of the HTB scheme is available on the Revenue website.

## Overview of the Incentive

The Help To Buy (HTB) incentive, announced in Budget 2017 (October 2016), is designed to assist first-time buyers with the deposit required to purchase or self-build a new house or apartment to live in as their home.

The incentive provides for a refund of Income Tax and DIRT paid over the previous four tax years, limited to a maximum of 5% of purchase value up to a value of €400,000. The HTB refund is capped at €20,000.

This incentive is available for the period from 19 July 2016 to 31 December 2021.

## Qualifying Properties

For a property to qualify under the scheme it must be purchased or built as the first-time buyer's home and, if purchased, it must be purchased from a qualifying contractor.

For a property to be eligible for HTB it cannot exceed a value of €600,000 in the period from 19 July to 31 December 2016 or €500,000 in the period from 1 January 2017 to 31 December 2021.

Purchase Value	Amount of Relief
Up to €400,000	Up to 5% of purchase price
Between €400,000 and €500,000, from 1 January 2017	Maximum relief will be €20,000
Over €500,000, from 1 January 2017	No relief
Between €400,000 and €600,000, between 19 July 2016 and 31 December 2016	Maximum relief will be €20,000
Over €600,000, between 19 July 2016 and 31 December 2016	No relief

The property must be occupied by the first-time buyer, or at least one of the first-time buyers in the case of multiple first-time buyers, within 2 years and for a minimum period of five years.

## Qualifying Contractors

For a contractor to become part of the HTB scheme they must first apply to, and be approved by, Revenue to become registered as a 'Qualifying Contractor'.

A full list of all qualifying contractors is available on the Revenue website [here](#).

At end 2019, there are **738** registered qualifying contractors.

## Applications and Claims

There are two stages to the HTB online process.

### (1) Application Stage:

First-time buyers / self-builders apply online via Revenue's myAccount or ROS systems.

Revenue encourages prospective applicants to file any necessary tax returns, and resolve any outstanding issues, before making the HTB application. This is because the processing time for applications depends on the applicant to resolve any outstanding matters and complete the application.

Compliant taxpayers who complete their HTB application are provided with an Application Number and a summary of the maximum relief available to them under the incentive. A mortgage provider, broker, qualifying contractor or solicitor can use this summary to verify the relief available to the applicant, for the purposes of mortgage approval or drawdown, or signing a house purchase contract.

To date, Revenue has received **35,225** HTB applications.

### (2) Claim Stage:

Applications will progress to the claim stage only if the applicant decides to purchase a property that is eligible for the scheme. Many applications may never progress to the claim stage because the applicant does not purchase a property or purchases a property not eligible for the scheme.

The decision on whether, or when, to progress to the claim stage rests with the applicant. First-time buyers can submit their claim once a contract is signed for the purchase of a property. In the case of self-builds, the claim can be submitted after the drawdown of the first tranche of the mortgage.

To make a claim, the claimant must confirm and provide documentary evidence of the details of the property, the purchase price, date of completion, mortgage and deposit paid. The claim can then be submitted online.

When a claim is submitted, the information provided must be verified by the qualifying contractor or the solicitor acting on behalf of the self-builder. A claim cannot be approved and paid until the qualifying contractor or solicitor has verified it. The time taken for this is outside Revenue's control.

For the reasons outlined above, many HTB applications are unlikely to progress to the claim stage and therefore the number of applications does not provide a reliable basis to estimate the likely cost of the scheme.

To date, **17,062** HTB claims have been made, of which **16,409** are approved. The estimated total value of approved HTB claims at end 2019 is in the order of **€243.6 million**, of which €18.8 million represent retrospective claims (for the period 19 July to 31 December 2016).

## Application Stage

Month	Number in 2019*
January	1,273
February	1,534
March	1,363
April	1,199
May	1,208
June	980
July	1,074
August	960
September	1,050
October	1,214
November	661
December	465
<b>Total</b>	<b>12,981</b>

The above table provides a monthly breakdown of HTB applications in 2019. The table includes approved and pending applications but excludes cancelled applications.

	Retrospective	Non-Retrospective	Total	% of Total
Approved	1,519	24,882	26,401	74.95%
Pending**	123	8,701	8,824	25.05%
<b>Total</b>	<b>1,642</b>	<b>33,583</b>	<b>35,225</b>	<b>100%</b>

The above table provides a breakdown of the cumulative total number of HTB applications since 2016 to the end of 2019.

\* Includes both Retrospective and Non-Retrospective. Retrospective refers to applications and claims in respect of the period from 19 July 2016 to 31 December 2016.

\*\*Pending means that the applicants either have to file an outstanding return or address a compliance issue, the application is to be reviewed by a Revenue caseworker, or the applicant needs to finalise his or her application.

## Claims Stage

Month	Number in 2019
January	269
February	392
March	547
April	544
May	636
June	630
July	655
August	700
September	635
October	600
November	593
December	512
<b>Total</b>	<b>6,713</b>

The above table provides a monthly breakdown of HTB claims in 2019. The table includes both Retrospective and Non-Retrospective claims.

Build Type	Number	% of Total
Purchased (Retrospective Claim)	1,061	6.22%
Purchased (Non-Retrospective Claim)	12,060	70.68%
Self-Build (Retrospective Claim)	381	2.23%
Self-Build (Non-Retrospective Claim)	3,560	20.87%
<b>Total</b>	<b>17,062</b>	<b>100%</b>

The above table provides a breakdown of the cumulative total number of HTB claims by build type for claims since 2016 to end 2019.

Amount Claimed	Number	% of Total
€0 - €4,999	418	2.45%
€5,000 - €9,999	1,847	10.83%
€10,000 - €14,999	5,741	33.65%
€15,000 - €19,999	6,642	38.93%
€20,000	2,414	14.15%
<b>Total</b>	<b>17,062</b>	<b>100%</b>

The above table provides a breakdown of the claim amounts of the cumulative total HTB claims since 2016 to end 2019.

Property Value:	0-€150k		€151-€225k		€226-€300k		€301-€375k		€376-€450k		Over €450k		All Values	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Up to end December 2018</b>	243	2.35%	1,270	12.27%	3,455	33.38%	3,385	32.71%	1,377	13.31%	619	5.98%	<b>10,349</b>	<b>100%</b>
<b>To end March 2019</b>	255	2.21%	1,394	12.06%	3,803	32.91%	3,792	32.81%	1,592	13.78%	721	6.24%	<b>11,557</b>	<b>100%</b>
<b>To end June 2019</b>	283	2.12%	1,518	11.36%	4,334	32.42%	4,467	33.42%	1,893	14.16%	872	6.52%	<b>13,367</b>	<b>100%</b>
<b>To end September 2019</b>	301	1.96%	1,662	10.82%	4,918	32.02%	5,253	34.21%	2,221	14.46%	1,002	6.52%	<b>15,357</b>	<b>100%</b>
<b>To end December 2019</b>	325	1.90%	1,809	10.60%	5,435	31.85%	5,880	34.46%	2,507	14.69%	1,106	6.48%	<b>17,062</b>	<b>100%</b>

The above table above provides a cumulative breakdown of the value of properties for HTB claims since 2016 to end 2019.

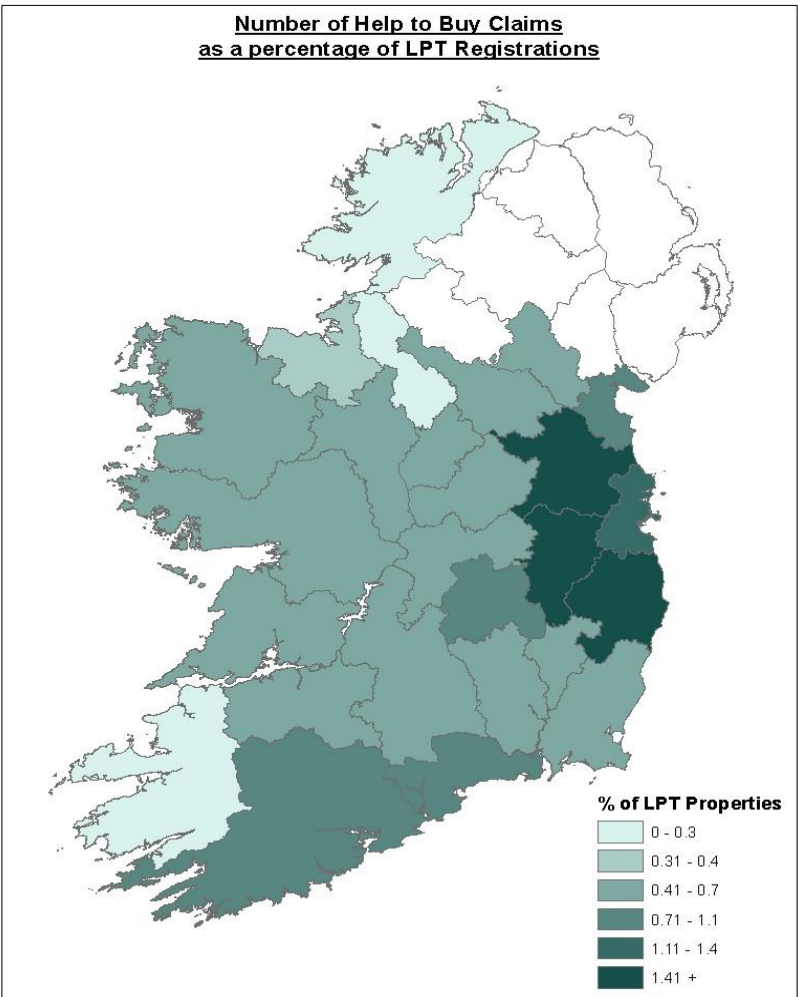
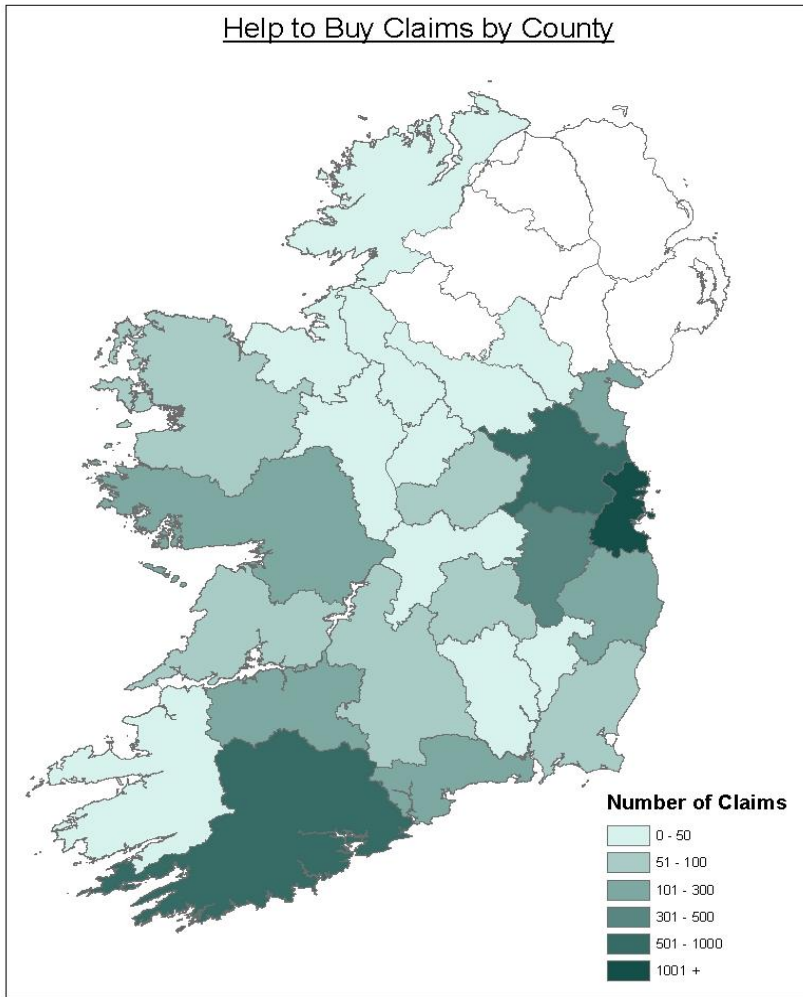
Loan to Value Ratio:	70%-74.99%		75%-79.99%		80%-84.99%		85%-89.99%		Over 89.99%		All Properties	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Up to end December 2018</b>	1,406	13.59%	1,215	11.74%	1,618	15.63%	2,641	25.52%	3,469	33.52%	<b>10,349</b>	<b>100%</b>
<b>January 2019</b>	1,442	13.58%	1,252	11.79%	1,653	15.57%	2,703	25.46%	3,568	33.60%	<b>10,618</b>	<b>100%</b>
<b>February 2019</b>	1,516	13.77%	1,303	11.83%	1,695	15.40%	2,782	25.27%	3,714	33.73%	<b>11,010</b>	<b>100%</b>
<b>March 2019</b>	1,595	13.80%	1,358	11.75%	1,772	15.33%	2,898	25.08%	3,934	34.04%	<b>11,557</b>	<b>100%</b>
<b>April 2019</b>	1,679	13.87%	1,423	11.76%	1,848	15.27%	3,009	24.87%	4,142	34.23%	<b>12,101</b>	<b>100%</b>
<b>May 2019</b>	1,786	14.02%	1,486	11.67%	1,948	15.29%	3,144	24.68%	4,373	34.33%	<b>12,737</b>	<b>100%</b>
<b>June 2019</b>	1,882	14.08%	1,554	11.63%	2,036	15.23%	3,301	24.70%	4,594	34.37%	<b>13,367</b>	<b>100%</b>
<b>July 2019</b>	1,971	14.06%	1,616	11.52%	2,141	15.27%	3,447	24.58%	4,847	34.57%	<b>14,022</b>	<b>100%</b>
<b>August 2019</b>	2,085	14.16%	1,688	11.47%	2,235	15.18%	3,605	24.49%	5,109	34.70%	<b>14,722</b>	<b>100%</b>
<b>September 2019</b>	2,201	14.33%	1,747	11.38%	2,319	15.10%	3,744	24.38%	5,346	34.81%	<b>15,357</b>	<b>100%</b>
<b>October 2019</b>	2,293	14.37%	1,823	11.42%	2,414	15.13%	3,858	24.18%	5,569	34.90%	<b>15,957</b>	<b>100%</b>
<b>November 2019</b>	2,379	14.37%	1,881	11.37%	2,488	15.03%	3,994	24.13%	5,808	35.09%	<b>16,550</b>	<b>100%</b>
<b>December 2019</b>	2,463	14.44%	1,947	11.41%	2,551	14.95%	4,099	24.02%	6,002	35.18%	<b>17,062</b>	<b>100%</b>

The above table provides a cumulative monthly breakdown of the loan-to-value ratio of properties for which HTB claims have been made since 2016 to end 2019. The loan-to-value ratio is the amount of the mortgage as a percentage of the purchase value of the house or apartment. In order to avail of the HTB incentive, the loan-to-value ratio must be 70% or more.

County	End Dec-2018	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
<b>Carlow</b>	78	78	79	80	83	93	101	108	112	118	126	128	132
<b>Cavan</b>	77	78	81	86	92	96	97	106	110	118	126	136	139
<b>Clare</b>	136	143	149	156	161	171	183	191	203	219	238	247	265
<b>Cork</b>	1,033	1,059	1,117	1,182	1,233	1,305	1,376	1,473	1,547	1,630	1,706	1,786	1,861
<b>Donegal</b>	95	95	98	104	115	128	132	140	151	160	171	179	186
<b>Dublin</b>	3,610	3,693	3,793	3,945	4,085	4,288	4,471	4,632	4,843	4,986	5,096	5,217	5,319
<b>Galway</b>	432	444	456	477	511	534	563	589	630	659	686	716	732
<b>Kerry</b>	88	91	94	101	109	117	124	131	142	149	157	166	174
<b>Kildare</b>	997	1,014	1,059	1,099	1,148	1,201	1,259	1,344	1,421	1,481	1,543	1,612	1,683
<b>Kilkenny</b>	86	87	91	96	104	113	125	134	144	151	160	170	176
<b>Laois</b>	154	155	160	164	174	183	193	202	212	220	234	238	242
<b>Leitrim</b>	30	30	32	32	32	33	34	34	35	36	37	38	39
<b>Limerick</b>	325	332	350	370	394	417	427	450	476	486	508	522	538
<b>Longford</b>	38	38	40	40	41	45	48	52	61	66	69	70	72
<b>Louth</b>	319	332	343	364	382	402	421	431	446	471	498	526	540
<b>Mayo</b>	146	154	161	171	182	192	205	220	236	251	272	288	298
<b>Meath</b>	1,205	1,232	1,282	1,361	1,444	1,525	1,622	1,701	1,777	1,856	1,919	2,000	2,067
<b>Monaghan</b>	80	82	84	88	91	98	104	108	114	125	138	145	149
<b>Offaly</b>	93	98	102	105	109	112	115	116	122	133	140	146	151
<b>Roscommon</b>	67	68	71	77	80	84	91	97	102	109	119	122	134
<b>Sligo</b>	71	72	76	90	91	92	96	100	106	108	114	120	123
<b>Tipperary</b>	173	178	188	196	208	222	229	235	244	255	259	271	285
<b>Waterford</b>	243	249	261	272	280	290	303	321	329	343	357	372	389
<b>Westmeath</b>	133	140	144	153	160	166	169	181	187	195	207	212	217
<b>Wexford</b>	167	182	190	212	230	240	259	276	291	313	336	356	368
<b>Wicklow</b>	477	494	509	536	562	590	620	650	681	719	741	767	783
<b>All Claims</b>	<b>10,349</b>	<b>10,618</b>	<b>11,010</b>	<b>11,557</b>	<b>12,101</b>	<b>12,737</b>	<b>13,367</b>	<b>14,022</b>	<b>14,722</b>	<b>15,357</b>	<b>15,957</b>	<b>16,550</b>	<b>17,062</b>

The above table provides a geographic breakdown of the location of properties for which HTB claims have been made since 2016 to end 2019.





The above chart shows the cumulative number of HTB claims up to the end of 2019 by county.

The above chart shows the cumulative number of properties for which HTB claims were made up to the end of 2019 as a share of the number of properties in each county (the number of properties is based on Revenue's Local Property Tax (LPT) registrations data).