

Help To Buy (HTB) Statistics 2022

The statistics in this release are based on analysis of Help To Buy (HTB) applications and claims in 2022, as at 02 February 2023.

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.

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 2024.

An enhancement to the existing HTB scheme was announced in the July 2020 Stimulus plan. The enhanced HTB relief provides that where applicants satisfy certain conditions, increased relief is available up to a maximum of €30,000, or 10% of the purchase value. The enhanced rates apply from 23 July 2020.

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 €500,000. A maximum value of €600,000 applied for the period 19 July to 31 December 2016.

| Purchase Value | Amount of Relief |
|--|--------------------------------|
| Up to €300,000, from 23 July 2020 | Up to 10% of purchase price |
| Between €300,000 and €500,000, from 23 July 2020 | Maximum relief will be €30,000 |
| Up to €400,000, from 19 July 2016 to 22 July 2020 | Up to 5% of purchase price |
| Between €400,000 and €500,000, from 1 January 2017 to 22 July 2020 | 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 process, 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.

At end-2022, there were **1,217** registered qualifying contractors.

Applications and Claims

There are three 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 **83,981** HTB applications (excluding cancelled 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 which is 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.

(3) Verification Stage:

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. Claims cannot be approved and paid until the qualifying contractor or solicitor has verified the claim. 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, **37,791** HTB claims have been made, of which **37,245** are approved. The estimated total value of approved HTB claims to date is in the order of **€740.8 million** and the total value of approved and pending HTB claims to date is in the order of **€748.9 million**, of which **€20.2 million** represent retrospective claims (for the period 19 July to 31 December 2016).

Application Stage

| Month | Number in 2022* |
|--------------|-----------------|
| January | 5,342 |
| February | 3,838 |
| March | 2,146 |
| April | 1,815 |
| May | 1,678 |
| June | 1,451 |
| July | 1,506 |
| August | 1,578 |
| September | 1,435 |
| October | 1,459 |
| November | 1,388 |
| December | 884 |
| Total | 24,520 |

The above table provides a breakdown of HTB applications in 2022, based on the application start date. The table includes approved and pending applications but excludes cancelled applications (cancelled at application stage or claim stage).

| | Retrospective | Non-Retrospective | Total | % of Total |
|--------------|---------------|-------------------|---------------|-------------|
| Approved | 1,594 | 60,898 | 62,492 | 74.41% |
| Pending** | 124 | 21,365 | 21,489 | 25.59% |
| Total | 1,718 | 82,263 | 83,981 | 100% |

The above table provides a breakdown of the cumulative total number of HTB applications since 2016 to the end of 2022 (excluding cancelled applications and claims).

* 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.

Claim Stage

| Month | Number in 2022 |
|--------------|----------------|
| January | 487 |
| February | 600 |
| March | 670 |
| April | 538 |
| May | 660 |
| June | 601 |
| July | 594 |
| August | 604 |
| September | 580 |
| October | 541 |
| November | 577 |
| December | 470 |
| Total | 6,922 |

The above table provides a monthly breakdown of HTB claims in 2022 based on the date at which an application advanced to the claim stage. The table includes both Retrospective and Non-Retrospective claims, as well as approved and pending claims.

| Build Type | Number | % of Total |
|--------------------------------------|---------------|-------------|
| Purchased (Retrospective Claim) | 1,075 | 2.84% |
| Purchased (Non-Retrospective Claim) | 26,950 | 71.31% |
| Self-Build (Retrospective Claim) | 411 | 1.09% |
| Self-Build (Non-Retrospective Claim) | 9,355 | 24.75% |
| Total | 37,791 | 100% |

The above table provides a breakdown of the cumulative total number of HTB claims by build type for claims since 2016 to end 2022, including approved and pending claims.

| Amount Claimed | Number | % of Total |
|-------------------|---------------|-------------|
| €0 - €4,999 | 609 | 1.61% |
| €5,000 - €9,999 | 2,652 | 7.02% |
| €10,000 - €14,999 | 7,949 | 21.03% |
| €15,000 - €19,999 | 9,480 | 25.09% |
| €20,000 | 2,996 | 7.93% |
| €20,001 - €30,000 | 14,105 | 37.32% |
| Total | 37,791 | 100% |

The above table provides a breakdown of the claim amounts of the cumulative total HTB claims since 2016 to end 2022, including approved and pending claims.

| Property Value: | 0-€150k | | €151-€225k | | €226-€300k | | €301-€375k | | €376-€450k | | Over €450k | | All Values | |
|--------------------------------|---------|-------|------------|-------|------------|--------|------------|--------|------------|--------|------------|-------|---------------|-------------|
| | Number | % | Number | % | Number | % | Number | % | Number | % | Number | % | Number | % |
| Up to end December 2021 | 443 | 1.44% | 2,666 | 8.64% | 9,586 | 31.05% | 10,649 | 34.50% | 5,432 | 17.60% | 2,093 | 6.78% | 30,869 | 100% |
| To end March 2022 | 449 | 1.38% | 2,739 | 8.40% | 9,978 | 30.58% | 11,279 | 34.57% | 5,925 | 18.16% | 2,256 | 6.91% | 32,626 | 100% |
| To end June 2022 | 458 | 1.33% | 2,794 | 8.12% | 10,309 | 29.95% | 11,860 | 34.45% | 6,541 | 19.00% | 2,463 | 7.15% | 34,425 | 100% |
| To end September 2022 | 470 | 1.30% | 2,842 | 7.85% | 10,629 | 29.36% | 12,445 | 34.38% | 7,112 | 19.64% | 2,705 | 7.47% | 36,203 | 100% |
| To end December 2022 | 485 | 1.28% | 2,882 | 7.63% | 10,875 | 28.78% | 13,005 | 34.41% | 7,573 | 20.04% | 2,971 | 7.86% | 37,791 | 100% |

The above table above provides a cumulative breakdown of the value of properties for HTB claims since 2016 to end 2022, based on the date at which an application advanced to the claim stage, including approved and pending claims.

| 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 | % |
| Up to end December 2021 | 4,851 | 15.71% | 3,685 | 11.94% | 4,924 | 15.95% | 7,138 | 23.12% | 10,271 | 33.27% | 30,869 | 100% |
| Jan-22 | 4,944 | 15.77% | 3,761 | 11.99% | 5,010 | 15.98% | 7,230 | 23.06% | 10,411 | 33.20% | 31,356 | 100% |
| Feb-22 | 5,074 | 15.88% | 3,850 | 12.05% | 5,106 | 15.98% | 7,360 | 23.03% | 10,566 | 33.06% | 31,956 | 100% |
| Mar-22 | 5,190 | 15.91% | 3,947 | 12.10% | 5,210 | 15.97% | 7,503 | 23.00% | 10,776 | 33.03% | 32,626 | 100% |
| Apr-22 | 5,291 | 15.95% | 4,015 | 12.11% | 5,312 | 16.02% | 7,621 | 22.98% | 10,925 | 32.94% | 33,164 | 100% |
| May-22 | 5,418 | 16.02% | 4,093 | 12.10% | 5,430 | 16.05% | 7,760 | 22.94% | 11,123 | 32.88% | 33,824 | 100% |
| Jun-22 | 5,527 | 16.06% | 4,170 | 12.11% | 5,543 | 16.10% | 7,875 | 22.88% | 11,310 | 32.85% | 34,425 | 100% |
| Jul-22 | 5,652 | 16.14% | 4,245 | 12.12% | 5,639 | 16.10% | 7,995 | 22.83% | 11,488 | 32.81% | 35,019 | 100% |
| Aug-22 | 5,760 | 16.17% | 4,331 | 12.16% | 5,720 | 16.06% | 8,113 | 22.77% | 11,699 | 32.84% | 35,623 | 100% |
| Sep-22 | 5,881 | 16.24% | 4,397 | 12.15% | 5,812 | 16.05% | 8,237 | 22.75% | 11,876 | 32.80% | 36,203 | 100% |
| Oct-22 | 5,990 | 16.30% | 4,466 | 12.15% | 5,896 | 16.05% | 8,348 | 22.72% | 12,044 | 32.78% | 36,744 | 100% |
| Nov-22 | 6,105 | 16.36% | 4,553 | 12.20% | 5,988 | 16.04% | 8,464 | 22.68% | 12,211 | 32.72% | 37,321 | 100% |
| Dec-22 | 6,220 | 16.46% | 4,611 | 12.20% | 6,066 | 16.05% | 8,548 | 22.62% | 12,346 | 32.67% | 37,791 | 100% |

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 2022, based on the date at which an application advanced to the claim stage, including both approved and pending claims. 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-2021 | End Mar-2022 | End Jun-2022 | End Sept-2022 | End Dec-2022 |
|-------------------|---------------|---------------|---------------|---------------|---------------|
| Carlow | 300 | 312 | 328 | 340 | 362 |
| Cavan | 297 | 313 | 327 | 343 | 371 |
| Clare | 536 | 562 | 582 | 610 | 633 |
| Cork | 3,810 | 4,064 | 4,283 | 4,547 | 4,789 |
| Donegal | 449 | 484 | 526 | 582 | 637 |
| Dublin | 7,553 | 7,857 | 8,202 | 8,479 | 8,624 |
| Galway | 1,479 | 1,555 | 1,637 | 1,720 | 1,821 |
| Kerry | 380 | 405 | 433 | 470 | 500 |
| Kildare | 3,434 | 3,700 | 3,953 | 4,247 | 4,483 |
| Kilkenny | 442 | 468 | 498 | 538 | 563 |
| Laois | 609 | 654 | 691 | 716 | 760 |
| Leitrim | 88 | N/A* | N/A* | N/A* | 106 |
| Limerick | 1,009 | 1,045 | 1,091 | 1,131 | 1,188 |
| Longford | 123 | 133 | N/A* | N/A* | 148 |
| Louth | 1,073 | 1,162 | 1,246 | 1,306 | 1,389 |
| Mayo | 591 | 641 | 687 | 728 | 763 |
| Meath | 3,674 | 3,874 | 4,028 | 4,185 | 4,319 |
| Monaghan | 315 | 336 | 352 | 369 | 399 |
| Offaly | 368 | 416 | 468 | 489 | 526 |
| Roscommon | 275 | 290 | 305 | 320 | 339 |
| Sligo | 237 | 249 | 267 | 286 | 307 |
| Tipperary | 517 | 540 | 565 | 600 | 632 |
| Waterford | 746 | 782 | 830 | 868 | 911 |
| Westmeath | 409 | 434 | 466 | 494 | 517 |
| Wexford | 834 | 910 | 987 | 1,062 | 1,128 |
| Wicklow | 1,321 | 1,347 | 1,439 | 1,528 | 1,576 |
| All Claims | 30,869 | 32,626 | 34,425 | 36,203 | 37,791 |

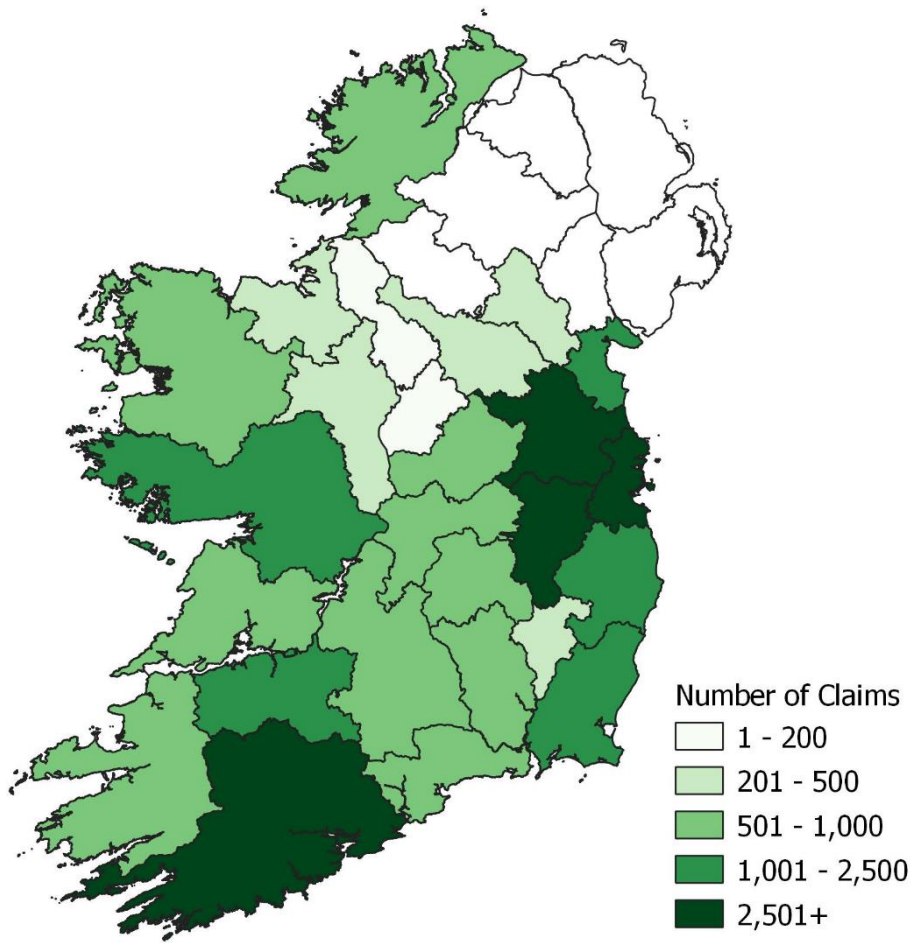
The above table provides a geographic breakdown of the location of properties for which HTB claims have been made since 2016 to end 2022, based on the date at which an application advanced to the claim stage, including both approved and pending claims.

* Revenue's Statistical Disclosure Control requires that data or tables are condensed or redesigned when the number of claims are shown to be below 10.

| County | End Dec-2021 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 | Jul-22 | Aug-22 | Sep-22 | Oct-22 | Nov-22 | Dec-22 |
|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Carlow | 4.8 | 4.9 | 5 | 5.1 | 5.3 | 5.3 | 5.5 | 5.6 | 5.7 | 5.8 | 6 | 6.1 | 6.4 |
| Cavan | 4.7 | 4.8 | 4.8 | 5 | 5.1 | 5.3 | 5.4 | 5.5 | 5.6 | 5.7 | 5.9 | 6.2 | 6.4 |
| Clare | 9.4 | 9.6 | 9.7 | 10 | 10.1 | 10.3 | 10.5 | 10.7 | 10.9 | 11.2 | 11.4 | 11.7 | 11.9 |
| Cork | 74.8 | 76.7 | 79.7 | 81.7 | 83.8 | 85.8 | 87.6 | 90.4 | 92.3 | 94.7 | 97 | 99.2 | 101.3 |
| Donegal | 6.4 | 6.7 | 6.9 | 7.1 | 7.3 | 7.7 | 8 | 8.5 | 8.8 | 9.2 | 9.6 | 10 | 10.4 |
| Dublin | 145.1 | 147.5 | 150.1 | 153.7 | 157.1 | 160.6 | 163.4 | 166 | 168.8 | 170.9 | 172 | 173.7 | 174.8 |
| Galway | 27.1 | 27.5 | 28.1 | 29 | 29.6 | 30.5 | 31.2 | 31.6 | 32.5 | 33.3 | 33.9 | 35.2 | 35.9 |
| Kerry | 6.1 | 6.2 | 6.5 | 6.7 | 6.8 | 7.1 | 7.3 | 7.6 | 7.9 | 8.2 | 8.4 | 8.5 | 8.9 |
| Kildare | 69.5 | 71.6 | 74.1 | 77 | 79.1 | 81.6 | 83.9 | 86.9 | 89.5 | 91.7 | 94.4 | 96.6 | 98.1 |
| Kilkenny | 8.0 | 8.3 | 8.4 | 8.7 | 9 | 9.1 | 9.5 | 9.9 | 10.3 | 10.6 | 10.8 | 11 | 11.3 |
| Laois | 10.3 | 10.6 | 11.1 | 11.5 | 11.8 | 12.1 | 12.4 | 12.6 | 12.8 | 13.1 | 13.3 | 13.7 | 14.2 |
| Leitrim | 1.3 | 1.4 | 1.4 | 1.5 | 1.5 | 1.5 | 1.5 | 1.6 | 1.6 | 1.7 | 1.7 | 1.7 | 1.8 |
| Limerick | 18.1 | 18.4 | 18.7 | 19 | 19.2 | 19.7 | 20.3 | 20.6 | 20.9 | 21.3 | 21.7 | 22.3 | 22.7 |
| Longford | 1.9 | 2 | 2.1 | 2.2 | 2.2 | 2.2 | 2.3 | 2.3 | 2.3 | 2.4 | 2.4 | 2.5 | 2.5 |
| Louth | 17.8 | 18.4 | 19.2 | 19.9 | 20.4 | 21.1 | 21.9 | 22.3 | 22.9 | 23.4 | 24.3 | 25 | 25.4 |
| Mayo | 9.6 | 10.0 | 10.4 | 10.9 | 11 | 11.6 | 12 | 12.3 | 12.6 | 13 | 13.2 | 13.6 | 13.8 |
| Meath | 66.5 | 67.8 | 69.6 | 71.8 | 73 | 74.9 | 75.9 | 77 | 78.3 | 80 | 81.6 | 82.5 | 83.4 |
| Monaghan | 5.1 | 5.2 | 5.5 | 5.6 | 5.8 | 5.9 | 6 | 6.1 | 6.2 | 6.3 | 6.6 | 7 | 7.1 |
| Offaly | 6.6 | 7 | 7.3 | 7.8 | 8.1 | 8.7 | 9.1 | 9.3 | 9.4 | 9.6 | 9.9 | 10.4 | 10.6 |
| Roscommon | 4.6 | 4.7 | 4.8 | 4.9 | 5 | 5.2 | 5.3 | 5.5 | 5.7 | 5.7 | 5.8 | 6 | 6.2 |
| Sligo | 3.7 | 3.8 | 3.9 | 4 | 4.2 | 4.3 | 4.4 | 4.6 | 4.7 | 4.9 | 5 | 5.2 | 5.4 |
| Tipperary | 8.2 | 8.3 | 8.6 | 8.8 | 9 | 9.2 | 9.4 | 9.8 | 10 | 10.3 | 10.5 | 10.9 | 11.2 |
| Waterford | 11.8 | 12 | 12.2 | 12.7 | 13.1 | 13.4 | 14 | 14.4 | 14.7 | 14.9 | 15.2 | 15.5 | 15.9 |
| Westmeath | 6.9 | 7 | 7.3 | 7.6 | 7.8 | 8.1 | 8.5 | 8.6 | 9 | 9.2 | 9.4 | 9.6 | 9.8 |
| Wexford | 14 | 14.4 | 14.9 | 15.7 | 16.2 | 16.9 | 17.6 | 18.4 | 19 | 19.5 | 19.9 | 20.6 | 21.1 |
| Wicklow | 25.2 | 25.5 | 25.8 | 26 | 26.8 | 27.8 | 28.5 | 29 | 30 | 30.9 | 31.3 | 31.8 | 32.1 |
| All Claims | 567.8 | 580.5 | 596.2 | 613.9 | 628.4 | 645.9 | 661.5 | 676.7 | 692.5 | 707.5 | 721.4 | 736.4 | 748.9 |

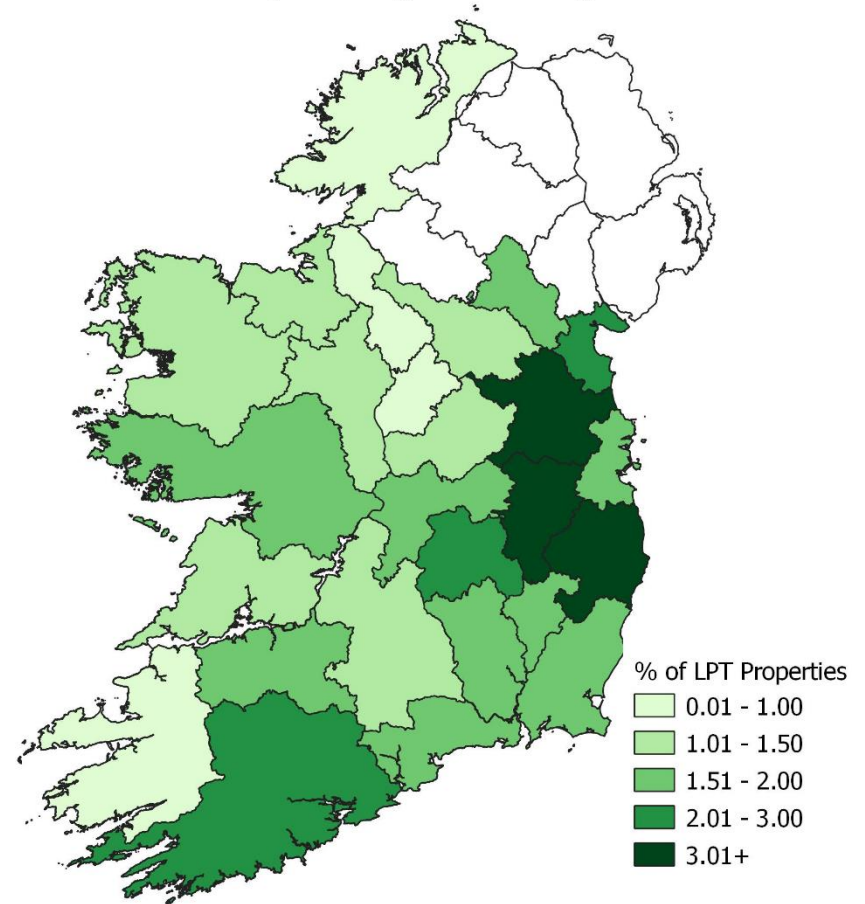
The above table provides a geographic breakdown of the claim amount (€m) of properties for which HTB claims have been made since 2016 to end 2022, based on the date at which an application advanced to the claim stage, including both approved and pending claims.

Help to Buy Claims by County



The above chart shows the cumulative number of HTB claims up to the end of 2022 by county.

Number of Help to Buy Claims as a percentage of LPT Registrations



The above chart shows the cumulative number of properties for which HTB claims were made up to the end of 2022 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).