

Help To Buy (HTB) Incentive Statistics

31 August 2024

The statistics in this release are based on analysis of applications and claims filed at 5 September 2024 in respect of the HTB incentive.

These statistics should be considered as provisional and may be revised. Updates will be provided regularly on the Revenue statistics webpage.

More detailed information and guidance regarding the HTB scheme is available on the Revenue website. Any queries of a statistical nature in relation to HTB should be directed to statistics@revenue.ie

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 the 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 1 January 2017 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.

To date, there are **1,430** 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 **116,724** 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, **50,714** HTB claims have been made, of which **49,684** are approved. The estimated total value of approved HTB claims to date is in the order of **€1,071.3 million** and the total value of approved and pending HTB claims to date is in the order of **€1,091.6 million**, of which **€20.0 million** represent retrospective claims (for the period 19 July to 31 December 2016).

Table 1: Application Stage Statistics

	Retrospective*	Non-Retrospective	Total	% of Total
Approved	1,579	87,641	89,220	76.44%
Pending**	123	27,381	27,504	23.56%
Total	1,702	115,022	116,724	100%

*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.

Table 1 provides a breakdown of the total number of approved and pending HTB applications.

Table 2: Claims Stage Statistics

	Retrospective	Non-Retrospective	Total
Claims	1,472	49,242	50,714

Table 3: Claims by Build Type

Build Type	Number	% of Total
Purchased (Retrospective Claim)	1,061	2.09%
Purchased (Non-Retrospective Claim)	37,088	73.13%
Self-Build (Retrospective Claim)	411	0.81%
Self-Build (Non-Retrospective Claim)	12,154	23.97%
Total	50,714	100%

Table 3 provides a breakdown of the HTB claims by build type and when purchased or self-built.

Table 4: Property Value of HTB Claims

Property Value Range	Number	% of Total
0-150K	495	0.98%
151-225K	2,998	5.91%
226-300K	11,988	23.64%
301-375K	17,191	33.90%
376-450K	11,987	23.64%
Over 450K	6,055	11.94%
Total	50,714	100%

Table 4 provides a breakdown of the property value of the properties for which HTB claims have been made to date.

Table 5: Loan-to-Value Ratio of HTB Claims

Loan-to-Value Ratio	Number	% of Total
70%-74.99%	9,240	18.22%
75%-79.99%	6,312	12.45%
80%-84.99%	8,057	15.89%
85%-89.99%	10,762	21.22%
90% & over	16,343	32.23%
Total	50,714	100%

Table 5 provides a breakdown of the loan-to-value ratio of properties relating for which HTB claims have been made to date. 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.

Table 6: HTB Claim Amounts

Amount Claimed	Number	% of Total
€0 - €4,999	693	1.37%
€5,000 - €9,999	2,960	5.84%
€10,000 - €14,999	8,568	16.89%
€15,000 - €19,999	10,415	20.54%
€20,000	2,997	5.91%
€20,001 - €30,000	25,081	49.46%
Total	50,714	100%

Table 6 provides a breakdown of the actual claim amounts for which HTB claims have been made to date.

Table 7: Geographical Breakdown of HTB Claims

County	Number	Claim Amount (€m)
Carlow	528	10.5
Cavan	510	9.8
Clare	862	18.1
Cork	6,750	154.0
Donegal	891	16.3
Dublin	10,296	220.8
Galway	2,426	52.6
Kerry	628	12.1
Kildare	6,072	141.4
Kilkenny	853	19.1
Laois	1,210	25.9
Leitrim	138	2.6
Limerick	1,634	34.9
Longford	180	3.4
Louth	2,014	41.7
Mayo	988	19.6
Meath	5,591	116.6
Monaghan	526	10.3
Offaly	775	17.1
Roscommon	436	8.7
Sligo	414	8.1
Tipperary	833	16.3
Waterford	1,322	26.0
Westmeath	805	17.4
Wexford	1,680	35.1
Wicklow	2,352	53.3
Total	50,714	1,091.6

Table 7 provides the number of HTB claims to date by county, while Figure 1 below provides a visual breakdown of these numbers.

Figure 1: Geographical Breakdown of HTB Claims

Help to Buy Claims by County

