

## **[15.1.11] Allowance for rent paid by certain tenants Section 473 of the Taxes Consolidation Act 1997**

*Last Updated February 2015*

*NOTE: This tax credit is being withdrawn on a phased basis over the tax years 2011 to 2017. It may only be claimed by individuals who were renting a property on or before 7 December 2010.*

### **1. Introduction**

**Section 473 of the Taxes Consolidation Act 1997** provides for a tax credit to an individual in respect of rent paid for private rented accommodation used as his or her sole or main residence. This includes rent paid for a flat, an apartment or a house. It does **not apply** to rent paid: -

- (a) to a housing authority, a Minister of the Government or the Commissioners of Public works, or
- (b) under a lease agreement for 50 years or more.

The credit can be claimed in respect of rent payable for premises outside the State, subject to such premises being the sole or main residence of the claimant.

### **2. Basis of Relief**

Subject to the relevant maximum limits, the credit will be based on the rent paid in the year ended 31 December. If the actual rent paid in a year of assessment is less than the relevant limit, the credit will be based on the actual amount paid in that year of assessment. The credit may be granted provisionally in advance during a year of claim on receipt of the relevant claim form.

### **3. Receipt from Landlord**

If a landlord is resident in the State, a receipt for rent paid must be provided if and when it is requested by Revenue. This will apply regardless of whether the rent is paid directly to the landlord or to an agent on his/her behalf.

Each receipt must show -

- landlord's name and PPS Number
- amount of rent paid
- period covered by the receipt, for example from 1 March 2015 to 30 September 2015.

## 15.1.11

### 4. Relevant limits

#### Tax years 2011 onwards

Credit for rent paid is being withdrawn on a phased basis over the tax years 2011 to 2017. The table below sets out the maximum amount of rent in respect of which relief is due at the standard rate of tax for the years 2011 to 2017.

Tax Year	Single under 55	Single 55 or over	Widowed or Surviving Civil Partner / Married or in a Civil Partnership under 55	Widowed/ or Surviving Civil Partner /Married or in a Civil Partnership 55 or over
2011	1,600	3,200	3,200	6,400
2012	1,200	2,400	2,400	4,800
2013	1,000	2,000	2,000	4,000
2014	800	1,600	1,600	3,200
2015	600	1,200	1,200	2,400
2016	400	800	800	1,600
2017	200	400	400	800
2018	0	0	0	0

The credit in respect of rent paid for the years 2011 onwards applies only to individuals who were renting a property on 7 December 2010. No credit is due to individuals who began renting after 7 December 2010.

### 5. Rents payable to non-resident landlords

If a landlord is resident outside the State and rent is paid directly to him/her or into his/her bank account, either in the State or abroad, the individual claiming the relief must deduct tax at the standard rate of tax (2015: 20%) from the gross rent payable.

Example:	Gross rent per month	€1,000
	Deduct standard rate tax (1,000 x 20%)	€ 200
	Pay to Landlord	€ 800

For further information on the taxation of rents paid to a non-resident landlord please refer to tax instruction 45.1.4.

### 6. General

The rent must be paid for rented private accommodation used as the individual's only or main residence (which includes its garden or grounds of an ornamental nature).

Only payments relating to the bare right to use, occupy or enjoy a premises will qualify for the credit. Payments in respect -

- (i) the cost of maintenance of or repairs to the premises,

or

- (ii) the provision of goods or services such as furniture, household linen, electricity, etc.

do not qualify for the credit.

Where a payment is made partly on account of rent and partly on account of anything which is not rent, the credit is only due against the part relating to rent.

A more recent version of this manual is available.