Valuing Newly Liable Properties for Local Property Tax (LPT)

Technical Note on Discount Factors

(October 2026)

Revenue
Cáin agus Custaim na hÉireann
Irish Tax and Customs

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Introduction

Local property tax (LPT) is charged on the market value of a residential property. A system of self-assessment means that it is up to the liable person (usually the property owner) in the first instance to value his or her property and to declare that value to Revenue. A property is valued by reference to a particular date, known as the "valuation date". The value of a property on the valuation date determines the LPT to be paid for a number of years (the "valuation period").

The valuation date for the valuation period 2026 to 2030 is **1 November 2025**. A property that becomes a "residential property" in the period between two valuation dates is **retrospectively valued by reference to the preceding valuation date *as if* it had been a residential property on that date**.[1]

To assist "newly liable" customers in accounting for changes in residential property prices since 1 November 2025, Revenue has prepared discount factors using the quarterly Residential Property Price Index (RPPI), as published by the Central Statistics Office (CSO), in respect of new properties. The discount factors are designed to help convert the value of a new residential property built, completed or purchased *after* 1 November 2025 into a value *as at* 1 November 2025. This technical note outlines the method used.

Methodology

The RPPI is designed to measure the change in the average level of prices paid by households for residential properties sold in Ireland at market prices. The RPPI is compiled by the CSO, based on Stamp Duty returns supplied by Revenue, and is accompanied by a range of additional indicators of the residential property market, namely BER data from the SEAI, GeoDirectory and the HP deprivation index from Pobal.[2]

This index is compiled by the CSO at a national level and quarterly periodicity, as there is not a sufficient number of new property transactions in the housing market to support a more disaggregated index by location or period.

Revenue reviewed the available RPPI indices and associated underlying published data to determine which price index would be most appropriate for creating discount factors for properties newly liable to LPT. A variety of different RPPIs are available, including at the

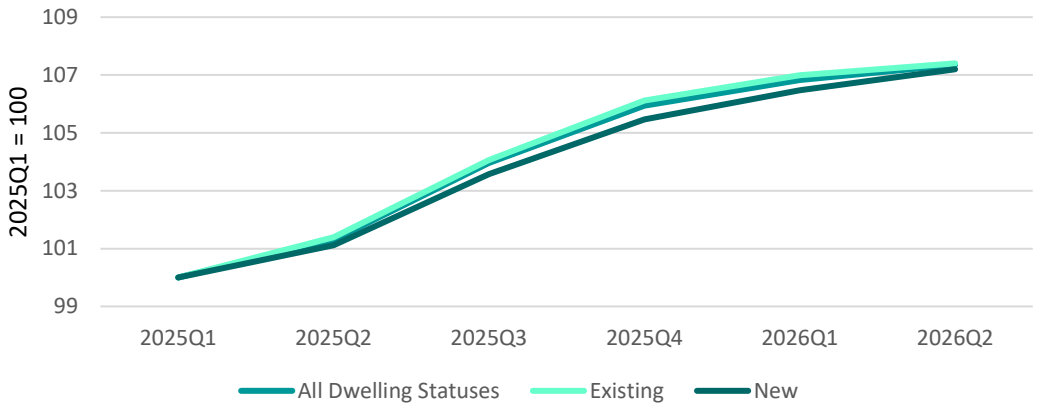
[1] Further information is available on the Revenue website. Users may in particular wish to consult the following Tax and Duty Manual: https://www.revenue.ie/en/tax-professionals/tdm/local-property-tax/part-04/04-01.pdf

[2] Further information on the methodology and sources used by the CSO to create the RPPI can be found in the RPPI Technical Paper: https://www.cso.ie/en/media/csoie/methods/residentialpropertypriceindex/RPPI_Technical_Paper.pdf

national and regional level for all properties, and at the national level for new properties and existing (second-hand) properties separately.

Earlier Revenue analysis for the 2022-2025 period showed a clear difference between new and existing (second-hand) properties and their growth over time.[3] By contrast, Revenue analysis for the 2026-2030 period shows a similar growth rate of around 7% across both property types between 2025 Q1 and 2026 Q2, as depicted in Figure 1.

Figure 1 – RPPI for New, Existing and All Properties – 2025Q1 to 2026Q2



Source: Revenue analysis of CSO data

Figure 2 depicts the median property price of each category over time between 2025 Q1 and 2026 Q2. It shows that new properties typically have higher prices than existing properties.

Figure 2: Median Sales Price of New and Existing Properties



Source: Revenue analysis of CSO data

[3] Technical Note on Discount Factors for Valuation Period 2: https://www.revenue.ie/en/corporate/documents/research/lpt-discount-factors-technical-note.pdf

A further point of consideration is the low weight of new properties in the national or regional RPPIs. Their weight, by value, in the National All Property RPPI is between 25 percent and 30 percent, with the balance coming from second-hand properties (as shown in Table 1). In other words, the majority of property sales refer to second-hand properties rather than new properties. There is variation across different regions, which is highlighted for reference in Table 1 which depicts the share (of value) made up by new properties in total monthly sales broken down by local authority area and region.

Table 1: Share of new properties in total monthly sales by value

	Nov-25	Feb-26	May-26	Jul-26
All	24%	26%	30%	31%
Carlow	23%	18%	33%	36%
Cavan	13%	0%	15%	13%
Clare	18%	17%	30%	22%
Cork City	4%	0%	4%	8%
Cork County	40%	34%	49%	45%
Donegal	14%	40%	15%	26%
Dublin	13%	19%	21%	25%
Dublin City	2%	2%	6%	9%
Dún Laoghaire-Rathdown	7%	24%	21%	27%
Fingal	28%	33%	37%	37%
South Dublin	27%	26%	35%	36%
Galway City	32%	33%	23%	13%
Galway County	27%	39%	29%	29%
Kerry	7%	17%	19%	15%
Kildare	43%	46%	57%	47%
Kilkenny	21%	16%	38%	37%
Laois	44%	64%	54%	41%
Leitrim	13%	13%	0%	11%
Limerick City	17%	26%	14%	6%
Limerick County	29%	18%	29%	31%
Longford	0%	4%	0%	0%
Louth	30%	44%	55%	64%
Mayo	20%	5%	28%	14%
Meath	43%	39%	35%	49%
Monaghan	29%	11%	13%	17%
Offaly	17%	18%	36%	26%
Roscommon	24%	11%	17%	32%
Sligo	48%	29%	29%	25%
Tipperary	8%	25%	21%	15%
Waterford City	47%	54%	69%	40%
Waterford County	28%	15%	12%	12%
Westmeath	34%	11%	30%	26%

Wexford	27%	30%	32%	33%
Wicklow	32%	38%	31%	33%
Border Excluding Louth	26%	24%	18%	21%
Mid-East including Louth	39%	42%	46%	48%
Midland	30%	34%	38%	29%
Mid-West including South Tipperary	19%	21%	25%	21%
South-East excluding South Tipperary	28%	27%	40%	33%
South-West	31%	26%	39%	37%
West	26%	29%	26%	22%

Source: Revenue analysis of CSO data

Due to the low weighting of new properties in the disaggregated RPPI index and the observation that the different indices can diverge over different time periods, the dedicated new property RPPI was chosen by Revenue as the basis for the discount factor, as the most representative index for use in calculating the LPT Discount Factors.

The discount factor can be readily calculated using the RPPI data for 2025 Q4 (which includes the valuation period of 1 November 2025), 2026 Q1 and 2026 Q2. As the 2026 Q3 RPPI data are not yet published, the discount factor for 2026 Q3 is "frozen" to be the same as for the 2026 Q2 period. This approach is taken to avoid the use of predicted property prices and instead use only the latest available data.

The discount values are included in Table 2 and have been published on the Revenue website in the section on Revenue guidance on valuing newly liable properties for LPT. The Revenue website will be updated annually with new discount factors, using the method described here, for each additional year of the 2026-2030 period.

Table 2: Revenue Discount Factors

Date new residential property was completed or purchased	Revenue Discount Factor
2 November 2025 – 31 December 2025	1.00
1 January 2026 – 31 March 2026	1.01
1 April 2026 – 30 June 2026	1.02
1 July 2026 – 1 November 2026	1.02

Source: Revenue analysis of CSO data

Further Information

Information on the operation of LPT is available on www.revenue.ie.

Revenue's online LPT valuation guide is available here and information on how to value a property is provided here.

Data for this analysis were taken from the CSO's Residential Property Price Index (accessed 22nd September 2026). These data can be seen here.

Regular statistics updates on LPT are available 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.