

Local Property Tax

Public Consultation on Setting Local Adjustment Factor for 2025

Frequently Asked Questions

What is the Local Property Tax (LPT)?

Local Property Tax (LPT) is a tax payable on the market value of residential property.

What is residential property for the purposes of LPT?

A residential property, in this context, means any building or structure (or part of a building) which is used as, or is suitable for use as, a dwelling and includes any shed, outhouse, garage or other building or structure and includes grounds of up to one acre. The LPT does not apply to development sites or farmland.

When did the LPT come into effect?

The charge came into effect on the 1st July 2013. A half-year payment was due in 2013, with a full-year payment due from 2014 onwards.

Who is responsible for collecting the tax?

The LPT is collected by the Revenue Commissioners. The Revenue Commissioners offer a range of methods for paying the tax. Further details on Local Property Tax are available on their website at <http://www.revenue.ie/en/tax/lpt/>

Who is liable to pay the LPT?

All owners of residential property, including rental properties, are liable to pay the tax. The following groups are also liable for LPT:

- People who have a long-term lease (20 years or more)
- People with a life interest or long-term right of residence (life or more than 20 years) in a residential property
- Local authorities or social housing organisations
- A person acting as a personal representative for a deceased owner (for example, as an executor/administrator of an estate). Trustees or beneficiaries are jointly liable where a residential property is held in trust.

How is your property valued?

The tax is based on the *chargeable value* of a residential property on the *valuation date*. The chargeable value is defined as the market value that the property could reasonably be expected to fetch in sale on the open market on the valuation date.

The valuation date for the LPT was 1 November 2021. The valuation of your property on this date will apply for the four-year period from 2022 to 2025.

How is the LPT charge assessed?

Local Property Tax is charged according to the valuation band that applies to a property. Each band has a corresponding basic rate of LPT for the valuation period 2022 to 2025. The LPT charge for properties with a market value greater than €1.75 million is calculated from the valuation of the property rather than from a valuation band.

What is the Local Adjustment Factor?

The Elected Members can decide to vary or not to vary the basic rate of the Local Property Tax within its own administrative area by a maximum of 15% of the basic rate. This adjustment will apply from the next Local Property Tax liability date (1st November). This means that Fingal County Council can either increase or decrease the rate of Local Property Tax by up to 15% or, leave it unaltered. The adjustment to the basic rate is known as the Local Adjustment Factor.

Can local authorities make a local variation decision for more than one year?

Yes, the Local Property Tax (Local Adjustment Factor) Regulations 2022, allow for Local Adjustment Factor to apply for a period beyond one year.

What does this mean for the average household?

The table below gives an indication of the rate of Local Property Tax for properties coming within different valuation bands following a 15% decrease or increase on the base rate applicable to the LPT valuation band.

Valuation band number	Valuation band €	LPT charge basic rate €	-15%	15%
1	0 – 200,000	90	€76.50	€103.50
2	200,001 – 262,500	225	€191.25	€258.75
3	262,501 – 350,000	315	€267.75	€362.25
4	350,001 – 437,500	405	€344.25	€465.75
5	437,501 – 525,000	495	€420.75	€569.25
6	525,001 – 612,500	585	€497.25	€672.75
7	612,501 – 700,000	675	€573.75	€776.25
8	700,001 – 787,500	765	€650.25	€879.75
9	787,501 – 875,000	855	€726.75	€983.25
10	875,001 – 962,500	945	€803.25	€1,086.75
11	962,501 – 1,050,000	1,035	€879.75	€1,190.25

The LPT charge for properties with a market value greater than €1.75 million is calculated as the sum of 0.1029% of the first €1.05 million of the declared market value and 0.25% of the portion of the declared market value between €1.05 million and €1.75 million and 0.3% of the portion of the declared market value above €1.75 million.

Does the 7.5% reduction applied in 2023 and 2024 carry forward to 2025?

The 7.5% reduction to the basic rate of LPT applied for the period 1st November 2022 (liability date) to 31st October 2024. The rate reverts to the basic rate at the 1st November 2024, i.e. the pre-adjusted rate, and the Elected Members must now consider whether to reduce the basic rate, leave it unaltered or increase it for 2025.

What will an adjustment in the Local Property Tax mean in terms of Council services?

If the rate is reduced and if funding is not available to replace this reduction, then a reduced level of income available to the Council will limit the range and extent of services and supports that can be provided in 2025.

If the rate is increased, then an increased level of income available to the Council will increase the capacity to deliver services and supports in 2025.

Is there further information available on the Council's finances?

Yes. Information is available on our website relating to Annual Budgets and year end accounts.

Fingal County Council's Annual Budget for 2024 can be viewed on our website

[Fingal County Council Budget Book 2024](#)

Fingal County Council's Annual Financial Statement can be viewed on our website

[unaudited-afs-2023.pdf \(fingal.ie\)](#)

When will Fingal County Council make a decision on varying the rate of Local Property Tax?

This decision will be made at a Council meeting to be held in October 2024.

Do I have any input to the process?

Yes. Under Section 20 of the Finance (Local Property Tax) Act 2012, a Local Authority is required to carry out a public consultation process to canvass the public for their opinions and views.

As part of this process Fingal County Council would like to hear your views and opinions on any proposal to vary the rate of Local Property Tax. We would like to hear your

thoughts on the potential effects of varying the basic rate of the Local Property Tax on households, individuals, businesses and on Council services.

The period for submissions is from Tuesday 1st July 2024 to 12 noon on Wednesday 31st July 2024.

Submissions must be received by 12 noon on Wednesday 31st July 2024 and can be made by completing an on-line survey at <https://consult.fingal.ie/en/surveys> , or submitting a PDF version of this survey via email to LPTConsultation@fingal.ie or submitting a hard copy of the survey to:

**LPT Submissions
Finance Department
Fingal County Council
County Hall
Swords
Co. Dublin
K67X8Y2**

Hard copies of this survey will be made available at County Hall, Swords and Civic Offices, Blanchardstown.

What will Fingal County Council do with the submissions that are received?

The Elected Members of Fingal County Council will consider the feedback received from this public consultation as part of their decision-making process. The Chief Executive will provide a summary of the written submissions received in a report to the Elected Members.

In making their decision on whether or not to vary the basic rate, the Elected Members will consider the following:

- Estimated Income and Expenditure for the Council in 2025
- Financial Position of Fingal County Council at present
- Estimated Financial effect of the varied rate in 2025
- Feedback from the Public Consultation

Fingal County Council must notify the Revenue Commissioners and the Department of Housing, Local Government & Heritage by the 15th October 2024 of its decision. Within 14 days of the passing of a resolution by the Elected Members to vary the Local Property Tax a notice must also be placed on the Council's website and in one newspaper circulating in the Council's administrative area.