



Number 6 of 2025

Finance (Local Property Tax and Other Provisions) (Amendment) Act 2025



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**FINANCE (LOCAL PROPERTY TAX AND OTHER PROVISIONS) (AMENDMENT)
ACT 2025**

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[No. 6.]

*Finance (Local Property Tax and
Other Provisions) (Amendment) Act 2025.*

[2025.]

ACTS REFERRED TO

Finance (Local Property Tax) Act 2012 (No. 52)

Limited Partnerships Act 1907 (7 Edw. 7, c. 24)

Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28)

Taxes Consolidation Act 1997 (No. 39)

Value-Added Tax Consolidation Act 2010 (No. 31)



Number 6 of 2025

**FINANCE (LOCAL PROPERTY TAX AND OTHER PROVISIONS) (AMENDMENT)
ACT 2025**

An Act to amend the Finance (Local Property Tax) Act 2012; to amend the Taxes Consolidation Act 1997; to amend the Value-Added Tax Consolidation Act 2010; and to provide for related matters. [2nd July, 2025]

Be it enacted by the Oireachtas as follows:

PART 1

PRELIMINARY AND GENERAL

Short title and commencement

1. (1) This Act may be cited as the Finance (Local Property Tax and Other Provisions) (Amendment) Act 2025.
- (2) This Act, other than *Parts 3* and *4*, shall come into operation on such day or days as the Minister for Finance may appoint by order or orders either generally or with reference to any particular purpose or provision and different days may be so appointed for different purposes or different provisions.

PART 2

AMENDMENT OF FINANCE (LOCAL PROPERTY TAX) ACT 2012

Definition

2. In this Part, “Act of 2012” means the Finance (Local Property Tax) Act 2012.

Application

3. The amendment of the Act of 2012 effected by the following provisions shall apply only in respect of the year 2026 and each subsequent year:
 - (a) *section 7*;
 - (b) *section 8*;
 - (c) *section 11*.

Amendment of section 10D of Act of 2012**4.** Section 10D of the Act of 2012 is amended—

- (a) in subsection (2)(b)(iii), by the substitution of “competent building professional” for “competent engineer”, and
- (b) by the substitution of the following subsection for subsection (6):

“(6) In this section—

‘Act of 2022’ means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022;

‘certificate of remediation’ has the meaning assigned to it by the Act of 2022;

‘competent building professional’ has the meaning assigned to it by Part 2 of the Act of 2022;

‘confirmation of eligibility’ has the meaning assigned to it by the Dwellings Damaged by the Use of Defective Concrete Blocks in Construction (Remediation) (Financial Assistance) Regulations 2020 (S.I. No. 25 of 2020) as those Regulations stood before the coming into operation of section 55 of the Act of 2022;

‘defective concrete blocks’ has the meaning assigned to it by the Act of 2022.”.

Certain other residential properties constructed using defective concrete blocks**5.** The Act of 2012 is amended by the insertion of the following section after section 10D:

- “**10E.** (1) Subject to subsection (2), a residential property that has been damaged as a result of the use of defective concrete blocks in its construction shall not, for the purposes of section 16(1), be regarded as a relevant residential property where a determination is made under section 15(1) (a) of the Act of 2022 that the residential property meets the damage threshold and a notification has issued accordingly under section 15(5) of that Act.
- (2) Notwithstanding subsection (1), a residential property shall not, for the purposes of section 16(1), be regarded as a relevant residential property in relation to six consecutive liability dates commencing with the first liability date on or before which, in so far as it relates to a property referred to in subsection (1), the notification referred to in subsection (1) has been issued, where that first liability date falls on or after the date of the making of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Regulations 2023 (S.I. No. 347 of 2023).

(3) In this section—

‘Act of 2022’ means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022;

‘damage threshold’ has the meaning assigned to it by section 15(1)(a) of the Act of 2022;

‘defective concrete blocks’ has the meaning assigned to it by the Act of 2022.”.

Amendment of section 13 of Act of 2012

6. Section 13 of the Act of 2012 is amended—

(a) by the substitution of the following subsection for subsection (1A):

“(1A) In this Act, a period of years referred to in paragraph (a), (b), (c) or (d) of subsection (2) is referred to as a valuation period.”,

and

(b) in subsection (2)—

(i) in paragraph (b), by the deletion of “and”,

(ii) by the substitution of the following paragraph for paragraph (c):

“(c) 1 November 2025 for the years 2026 to 2030, and”,

and

(iii) by the insertion of the following paragraph after paragraph (c):

“(d) for each consecutive 5-year period after the year 2030, 1 November in the year preceding the first year of the particular 5-year period.”.

Amendment of section 15A of Act of 2012

7. Section 15A of the Act of 2012 is amended—

(a) in subsection (1), by the substitution of “€105,000” for “€50,000”, and

(b) in subsection (3), by the substitution of “€105,000” for “€50,000”.

Amendment of section 17 of Act of 2012

8. Section 17 of the Act of 2012 is amended—

(a) in subsection (2), by the substitution of “€95” for “€90”,

(b) in subsection (3), by the substitution of “€235” for “€225”,

(c) in subsection (4), by the substitution of “0.000906” for “0.001029”,

(d) in subsection (5)—

- (i) by the substitution of “€1,260,000” for “€1,050,000”, and
- (ii) by the substitution of “0.000906” for “0.001029”,
- (e) in subsection (6)—
 - (i) by the substitution of “€2,100,000” for “€1,750,000” in each place where it occurs,
 - (ii) by the substitution of “€1,260,000” for “€1,050,000”, and
 - (iii) by the substitution of “0.000906” for “0.001029”,
- and
- (f) by the substitution of the following Table for the Table to that section:

“TABLE

Band number	Valuation band	Mid-point of valuation band
(1)	(2)	(3)
1	1-240,000	-
2	240,001-315,000	-
3	315,001-420,000	367,500
4	420,001-525,000	472,500
5	525,001-630,000	577,500
6	630,001-735,000	682,500
7	735,001-840,000	787,500
8	840,001-945,000	892,500
9	945,001-1,050,000	997,500
10	1,050,001-1,155,000	1,102,500
11	1,155,001-1,260,000	1,207,500
12	1,260,001-1,365,000	1,312,500
13	1,365,001-1,470,000	1,417,500
14	1,470,001-1,575,000	1,522,500
15	1,575,001-1,680,000	1,627,500
16	1,680,001-1,785,000	1,732,500
17	1,785,001-1,890,000	1,837,500
18	1,890,001-1,995,000	1,942,500
19	1,995,001-2,100,000	2,047,500

”.

Amendment of section 20 of Act of 2012

- 9.** Section 20 of the Act of 2012 is amended by the substitution of the following subsection for subsection (5):

- “(5) The local adjustment factor shall not—
- (a) increase the basic rate by more than 25 per cent, or
 - (b) decrease the basic rate by more than 15 per cent.”.

Amendment of section 39 of Act of 2012

10. Section 39 of the Act of 2012 is amended, in paragraph (a), by the substitution of “the address (including the Eircode),” for “the address,”.

Amendment of section 132 of Act of 2012

11. Section 132 of the Act of 2012 is amended—

- (a) in subsection (1)(b), by the substitution of “€25,000” for “€18,000”,
- (b) in subsection (2), by the substitution of “€40,000” for “€30,000”,
- (c) in subsection (3)(i), by the substitution of “€40,000” for “€30,000”, and
- (d) in subsection (3)(ii), by the substitution of “€55,000” for “€42,000”.

Consequential amendments of Act of 2012

12. The Act of 2012 is amended—

- (a) in section 3, by the substitution of “10E,” for “10D,”,
- (b) in section 3A, by the substitution of “10C, 10D or 10E,” for “10C or 10D,” in both places where it occurs,
- (c) in section 35(7), by the substitution of “10C, 10D or 10E” for “10C or 10D”,
- (d) in section 41A, by the substitution of “10C, 10D and 10E” for “10C and 10D”, and
- (e) in section 41B(1)(a), by the substitution of “10C, 10D and 10E” for “10C and 10D”.

PART 3**AMENDMENT OF TAXES CONSOLIDATION ACT 1997****Amendment of section 817U of Taxes Consolidation Act 1997**

13. (1) Section 817U of the Taxes Consolidation Act 1997 is amended—

- (a) in subsection (3)—
 - (i) in paragraph (d), by the deletion of “or”,
 - (ii) in paragraph (e), by the substitution of “entities, or” for “entities.”, and
 - (iii) by the insertion of the following paragraph after paragraph (e):
 - “(f) in relation to each of the two entities (in this paragraph referred to as ‘the first-mentioned entity’), an individual (in this paragraph referred to as ‘the first-mentioned individual’) and, subject to

subsection (3A), any other entity or individual connected (within the meaning of section 10) with the first-mentioned individual—

(i) directly or indirectly possess or are beneficially entitled to—

(I) where the first-mentioned entity has share capital, more than 50 per cent of the issued share capital of that entity, or

(II) where the first-mentioned entity does not have share capital, an interest of more than 50 per cent of the ownership rights in that entity,

or

(ii) directly or indirectly hold such rights as would—

(I) where the first-mentioned entity is a company, if the whole of the profits of that entity were distributed, entitle the first-mentioned individual, and any other entity or individual connected (within the meaning of section 10) with the first-mentioned individual, to receive more than 50 per cent of the profits so distributed, or

(II) where the first-mentioned entity is not a company, entitle the first-mentioned individual, and any other entity or individual connected (within the meaning of section 10) with the first-mentioned individual, to a share of more than 50 per cent of the profits of the first-mentioned entity,

or

(iii) directly or indirectly are entitled to exercise more than 50 per cent of the voting power in the first-mentioned entity.”,

and

(b) by the insertion of the following subsection after subsection (3):

“(3A) (a) For the purposes of subsection (3)(f), subsections (5) and (8) of section 10 shall not operate so as to connect an individual (in this paragraph referred to as ‘the first-mentioned individual’) with any other entity or individual by reason only of the first-mentioned individual and such other entity or individual being in partnership where—

(i) the first-mentioned individual's interest in the ownership rights of that partnership is not greater than 5 per cent, and

(ii) the first-mentioned individual is a limited partner in that partnership,

where the first-mentioned individual, or persons connected with the first-mentioned individual, would not otherwise be connected

(within the meaning of section 10) with such other entity or individual.

- (b) For the purposes of paragraph (a), a limited partner means—
- (i) a person carrying on a business as a limited partner in a limited partnership registered in accordance with the Limited Partnerships Act 1907,
 - (ii) a person carrying on a business as a general partner in a partnership who is not entitled to take part in the management of the business but is entitled to have the person's liabilities, or those liabilities beyond a certain limit, for debts or obligations incurred for the purposes of the business, discharged or reimbursed by some other person, or
 - (iii) a person who carries on a business jointly with others under any agreement, arrangement, scheme or understanding which is governed by the law of any territory outside the State and, under the law of that territory, is not entitled to take part in the management of the business and is not liable beyond a certain limit for debts or obligations incurred for the purposes of the business.”.

- (2) *Subsection (1)* shall have effect as respects a relevant payment or a relevant distribution (both within the meaning of section 817U of the Taxes Consolidation Act 1997) made on or after 1 January 2026.

PART 4

AMENDMENT OF VALUE-ADDED TAX CONSOLIDATION ACT 2010

Amendment of section 46 of Value-Added Tax Consolidation Act 2010

- 14.** Section 46(1) of the Value-Added Tax Consolidation Act 2010 is amended, in paragraph (caa), by the substitution of “31 October 2025” for “30 April 2025” with effect as on and from 3 April 2025.