



## **Property Levy Booklet**

(Local Government (Business Improvement District) Act 2006)

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### **What is the property levy?**

The property levy is a charge which the Local Authority applies to all newly erected or newly constructed properties, or properties designated as "New Build" by the Valuation Offices, pending the assessment of commercial rates.

### **Is the charge additional to commercial rates?**

No. It is only assessed until such time as the property becomes liable for commercial rates.

### **What is the basis for the charge?**

The charge was introduced under the Local Government (Business Improvement Districts) Act 2006 which was enacted on the 24<sup>th</sup> December 2006.

### **How is the charge calculated?**

It is calculated by reference to:

- Rateable valuation of the property as determined by the Commissioner of Valuation.
- The annual rate on valuation as determined by the Council.
- The date (entry date) the property is valued for rating purposes (i.e. entered in the valuation list by the valuations office).
- The number of days from the date the property was valued to the end of the year.

### **Can you give me an example?**

A property which is newly constructed and capable of occupation on 1<sup>st</sup> February 2023 has been valued for rating purposes with effect from the 10<sup>th</sup> February 2023 with a rateable valuation of €12,000. The annual rate on valuation (a multiplier) determined by the Council at its annual Budget Meeting. The rate for for 2023 is €0.2015

The bill for the relevant portion of the year would be calculated as follows:

$$\begin{array}{rcccccc} \text{R.V.} & \times & \text{annual rate} & \times & \text{no of days} & \div & \text{days in year} & = & \text{Assessment} \\ 12,000 & \times & 0.2015 & \times & 356 & \div & 365 & = & 2,358.78 \end{array}$$

### **Who is liable for the charge?**

According to the Act the “levypayer” is liable. The levypayer can be either:

- a) The person who is in occupation of the property on the entry date i.e. the date the property is placed on the valuation list

or

- b) If the property is vacant on the entry date, the owner.

### **If the property is unoccupied, is the charge payable?**

50% of the charge is payable if the property is unoccupied on the entry date. The following conditions apply:

- The owner was not occupying the property on the entry date.
- No other person was entitled to occupy.
- Attempts were being made to let the property.

### **When does the charge become payable?**

It is payable in full 14 days after the bill issued. We will however accept payment by monthly standing order over the course of the remainder of the year.

### **If I want more information about this, who do I contact?**

You contact the Revenue Section of Tipperary County Council at 0818 06 5000 or email [rates@tipperarycoco.ie](mailto:rates@tipperarycoco.ie)

You can also refer to the Act itself which can be seen on [www.irishstatutebook .ie](http://www.irishstatutebook.ie)