



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

NEWS RELEASE

15 September 2023

National Revaluation Programme Update: Tailte Éireann - Valuation team (formerly the Valuation Office) completes Revaluation of commercial and industrial properties in Clare, Donegal, Dún Laoghaire-Rathdown, Galway, Kerry and Mayo County Council and Galway City Council Rating Authority areas

Valuation Certificates posted today to Commercial and Industrial ratepayers in in Clare, Donegal, Dun Laoghaire-Rathdown, Galway, Kerry and Mayo County Council and Galway City Council Rating Authority areas

Revaluation will improve equity, uniformity and transparency in local authority rating system.

The Valuation Office (VO) merged with the Ordnance Survey Ireland (OSI) and the Property Registration Authority (PRA) on 1 March 2023 to form a new organisation, Tailte Éireann (TÉ). TÉ – Valuation team carries out the valuation activities formerly carried out by the VO.

TÉ - Valuation team has today (15 September 2023) commenced the process of posting Valuation Certificates to commercial and industrial ratepayers in the Clare, Donegal, Dún Laoghaire-Rathdown, Galway, Kerry and Mayo County Council and Galway City Council rating authority areas. This is an important milestone in the revaluation of all non-domestic property in Ireland which is currently underway through a programme known as the National Revaluation Programme.

The first Revaluation of non-domestic property i.e. commercial and industrial properties has already been completed in the Carlow, Cavan, Dún Laoghaire-Rathdown (first revaluation), Fingal, Kildare, Kilkenny, Laois, Leitrim, Longford, Louth, Meath, Monaghan, Offaly, Roscommon, Sligo, Tipperary, Westmeath, Wexford and Wicklow County Councils, as well as the rating authority areas of Dublin City Council, Limerick City and County Council and Waterford City and County Council.

Provision for a revaluation of all non-domestic property in Ireland was made under the Valuation Act of 2001 as amended. Residential property and agricultural lands are not rateable and consequently will not be affected by the revaluation.

Valuations have been arrived at by reference to relevant market rental information at the specified valuation date of 1 February 2022.

A revaluation is necessary to bring more equity and transparency into the local authority rating system and to ensure that all ratepayers pay a fair share of the commercial rates to be raised. Following revaluation, there is a much closer and more uniform relationship between rental values of property and their commercial rates liability. The revaluation will result in a redistribution of the commercial rates liability between ratepayers depending on the relative shift in the rental values of their properties in relation to each other.



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While an individual occupier's rates liability may increase or decrease, the revaluation will not increase the overall commercial rates income of the local authority. The commercial rates income of each local authority is capped in the year following a revaluation.

The Valuation Certificates posted to ratepayers today will state the valuation that will be entered onto the new Valuation Lists which will be published on 22 September 2023. These valuations will be used to calculate the rates charged by the relevant local authorities in 2024 and subsequent years. It is important to note that **the valuation entered on the Valuation Certificate is not a bill for rates** but is a statement of the valuation on which rates will be calculated from 1 January 2024.

In order to arrive at an estimated rates liability for 2024 and subsequent years, the valuation provided by TÉ – Valuation team must be multiplied by an indicative Annual Rate on Valuation (ARV) published by the particular local authority in which the property is located. The indicative ARV will be available through the relevant Council's website.

If a ratepayer accepts that the valuation set out in the Valuation Certificate is correct, they do not need to do anything further. If a ratepayer is dissatisfied, he or she can appeal to the independent Valuation Tribunal on or before 19 October 2023.

TÉ Valuation team will hold Walk-in Clinics in locations in each local authority area. Staff will be available to answer queries relating to the issue of Valuation Certificates. No appointment will be necessary. Ratepayers are asked to bring their Valuation Certificate along with them. Details of the dates and locations of these clinics are available on the TÉ website at www.tailte.ie .

New Valuation Lists will be published on the 22 September 2023. From that date you can go online to www.tailte.ie and view the valuations of all of the properties that were revalued. The Valuation Lists are also available for inspection in Tailte Éireann Valuation, Block 2, Irish Life Centre, Abbey Street Lower, Dublin D01 E9XO. The Tailte Éireann website, www.tailte.ie , also sets out detailed information about the revaluation.

TÉ, Valuation has a dedicated Customer Support team to deal with revaluation queries by email at reval2023@tailte.ie, or by telephone at 01 584 6753 between 9am - 1pm and 2pm - 5pm from Monday to Friday, excluding public holidays.

INFORMATION NOTE FOR MEDIA

Tailte Éireann (TÉ) is the State agency to manage and develop Ireland's land property and location data and is independent in carrying out its functions. TÉ - Valuation team is responsible for Ireland's State Valuation Service. Its core business is the valuation of commercial property for rating purposes. Rates are imposed by local authorities by reference to the rateable value of each property as determined by TÉ - Valuation team (or, on appeal, by the Valuation Tribunal – see below).

The valuation of a property is based on its annual rental value at the date of valuation. This is multiplied by the annual rate on valuation (ARV) to give the amount of commercial rates payable per annum. The ARV is set each year by each local authority.



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Revaluation will lead to a redistribution of the commercial rates burden between ratepayers depending on the relative shift in rental values between locations and categories of properties.

An occupier can appeal against a valuation to the Valuation Tribunal, an independent body set up to settle disputed valuations. The decision of the Valuation Tribunal is final on the amount of valuation. There is a further right of appeal to the High Court and ultimately the Supreme Court on a point of law.

Revaluation 2023: Key Dates

15 September 2023	Valuation Certificates issuing to ratepayers in Clare, Donegal, Dún Laoghaire-Rathdown, Kerry, Mayo, Galway City and Galway County
22 September 2023	New Valuation Lists published.
19 October 2023	Closing date for appeals to the Valuation Tribunal.
1 January 2024	New valuations become effective for rates purposes.

Any arrangements for interviews should be made by contacting Press.Officer@tailte.ie

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