

**NON-PRINCIPAL PRIVATE RESIDENCE CHARGE (NPPR)**

**LOCAL GOVERNMENT (CHARGES) ACT 2009**

LIABILITY DATE: 31<sup>st</sup> March each year

AMOUNT OF CHARGE: €200.00 currently

**Introduction**

Owners of more than one home or residential property must pay an annual charge to the local authority. The charge is known as the Non-Principal Private Residence charge or NPPR. The money collected through the NPPR goes towards funding local authority services. The charge was introduced by the [Local Government \(Charges\) Act 2009](#).

If you own only one home and it is your principal private residence, you do not pay the NPPR. You will not pay the charge if you are renting a room in your home and qualify for tax relief for renting this room.

The charge applies to non-principal private residences such as rental property and holiday homes. You are also liable to pay the charge if you live abroad and own residential property in Ireland.

**Changes to NPPR rules**

The [Local Government \(Household Charge\) Act 2011](#) changes some of the rules on the NPPR. The exemption in respect of Rental Accommodation Scheme property is being removed and provision is also made for the payment of a handling fee where the €200 charge is paid over the counter at local authority offices.

**Rules**

If you own more than one residential property on the liability date in any year, you must pay the charge of €200 unless it is a mobile home, caravan or granny flat - see 'Exemptions from the NPPR' below. The liability date is 31 March each year.

The charge applies to all residential property you own except your main home. The onus is on you, the homeowner, to come forward and pay the charge to the local authority in which the property is located. For example, if your main residence is in Dungarvan and you have a holiday home in Kerry, you pay the charge to the local authority in Kerry.

**Exemptions from the NPPR**

There are a number of exemptions to the NPPR charge. The main ones are as follows:

**Granny flat**

If you have a second property, you are not liable for the charge if the person living in it is not paying rent and if:

- They are related to you or to your spouse
- They are a [ward of court](#) and have been placed in your care
- You are their legal guardian.

The property must be within 2 kilometres of your home **or** be a self-contained residence on the same property as your main residence, such as a granny flat or annexe.

### **Moving to a nursing home**

If you leave your main home and move to a nursing home you will not pay the charge, as long as you do not own the home you move into.

### **Moving home**

There is a limited exemption if you are moving home and, in the process, own 2 properties for a relatively short period.

The charge must be paid if you own a second property on the liability date (31 March each year) even where this has been acquired as part of the process of moving house. However, if you move from the first property (your main residence) into the second property not later than 6 months after 31 March, you can get a refund of the charge as long as you no longer own the first property.

In order to get a refund, contact your local authority.

### **Separation and divorce**

There is an exemption for people who may have an interest in a second property as a result of judicial separation or divorce.

If you are divorced or have been granted a judicial separation, you will not be liable to pay the charge if you are living in what used to be the family home as your main residence. If your spouse or ex-spouse does not reside in the original family home they will not be liable for the charge, if they retain an interest what used to be the family home as a result of divorce or a judicial separation.

### **Charities and discretionary trusts**

Residential properties that are owned by charities and by certain discretionary trusts are exempt from the charge.

### **Rates**

The NPPR charge is €200 for each property you own on 31 March each year, apart from your main residence.

It is due to be paid by 30 June each year. A late fee of €20 is charged for each month, or part of a month, after 30 June.

The [Local Government \(Household Charge\) Act 2011](#) provides for a handling fee where the €200 charge is paid over the counter at local authority offices. The Local Government (Charges) Regulations 2012 introduce this handling fee with effect from 1 January 2012.

### **Where to apply**

The charge of €200 and any late fees are paid to the local authority in the area where the property is located.

You can pay the charge online at [www.nppr.ie](http://www.nppr.ie).

Charges for each year are accepted online from 31 March of that year.

You can still pay any charges relating to previous years, including late payment fees that have accrued.

If you have any questions in relation to any of the above, please contact McCullagh Higgins & Co. Solicitors.

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