

Rental Income Statistics 2018

September 2020

The statistics in this release are based on analysis of returns filed and other related information by Revenue's Strategy, Evaluation & Reporting Branch.

These statistics should be considered provisional and may be revised.

Any queries of a statistical nature in relation to rental income should be directed to statistics@revenue.ie

Residential & Commercial Rental Properties 2018

The following table sets out the total gross rental income received for both residential & commercial rental properties and the related number of taxpayer units¹ declaring rental income for the years 2012-2018.

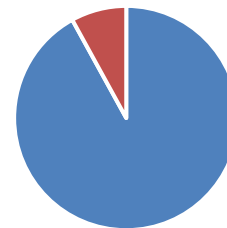
Year	Tax Units	Gross Rental Income €M
2018	197,400	4,441
2017	195,200	4,306
2016	193,100	4,215
2015	183,500	4,003
2014	178,500	3,982
2013	166,700	3,938
2012	157,900	4,034

The 2018 Form 11 income tax return allows taxpayers to specifically declare if their rental properties are either commercial or residential, and this paper provides a breakdown of the income and expenses separately for both property types.

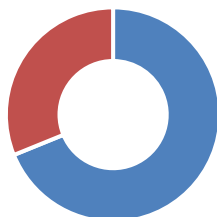
Residential Rental Properties

The total amount of gross rental income declared on residential properties in 2018 is of the order of €3,043 million, an increase of €195 million from 2017. This represented roughly **8%** of the total gross income from all income earners declared on the 2018 Form 11s.

The total net profit declared was of the order of €1,933 million, while the net loss declared was of the order of €29.7 million. The amount of chargeable profit/loss is after expenses have been deducted but before any capital allowances or losses forward.



■ All Other Gross Income ■ Total Rental Income



■ Residential ■ Commercial

The total amount of rental income declared in 2018 is €4,441 million, with the rental income from residential properties representing an estimated **69%** of this total.

In 2017 total rental income declared was €4,306 million, with the residential portion representing 66% of this total.

¹ Married persons or civil partners who have elected or who have been deemed to have elected for joint assessment are counted as one tax unit



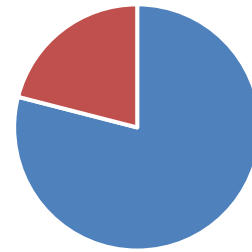
- Residential
- No Residential Declared

In 2018 160,000 taxpayer units declared rental income on residential properties, this represented an estimated **27%** of all assessable taxpayer units who filed a Form 11 that year.

This is in line with 2017 when residential rental income was declared by 155,000 taxpayer units.

For those taxpayers that have declared rental income on residential property in 2018, that rental income represents an estimated **21%** of their overall total gross income for the year.

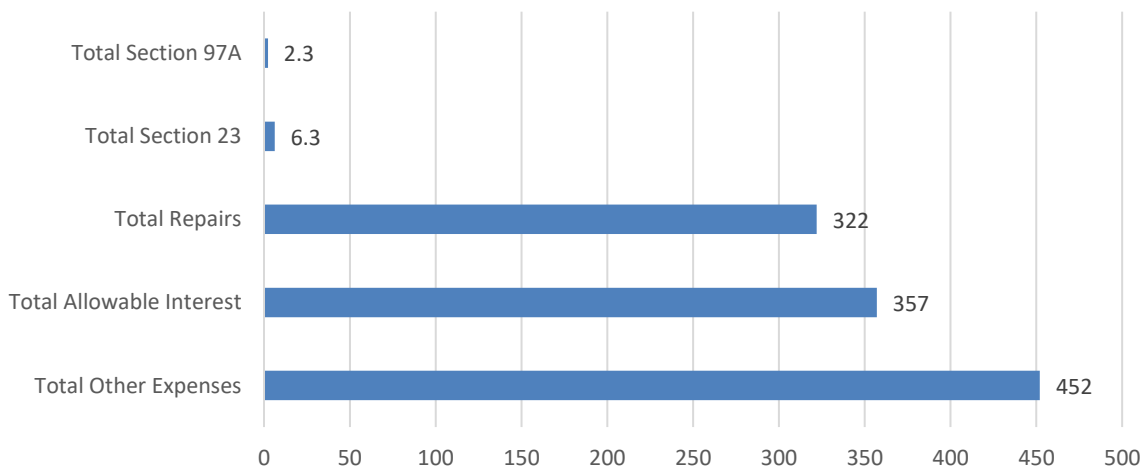
This represents a 1% increase from 2017.



- All Other Gross Income
- Total Rental Income

The total amount of allowable expenses claimed on residential properties in 2018 was of the order of €1,140million. This is approximately **37%** of the total gross rental income declared for residential properties in 2018. The following table sets out a breakdown of those expenses:

Allowable Expenses €M

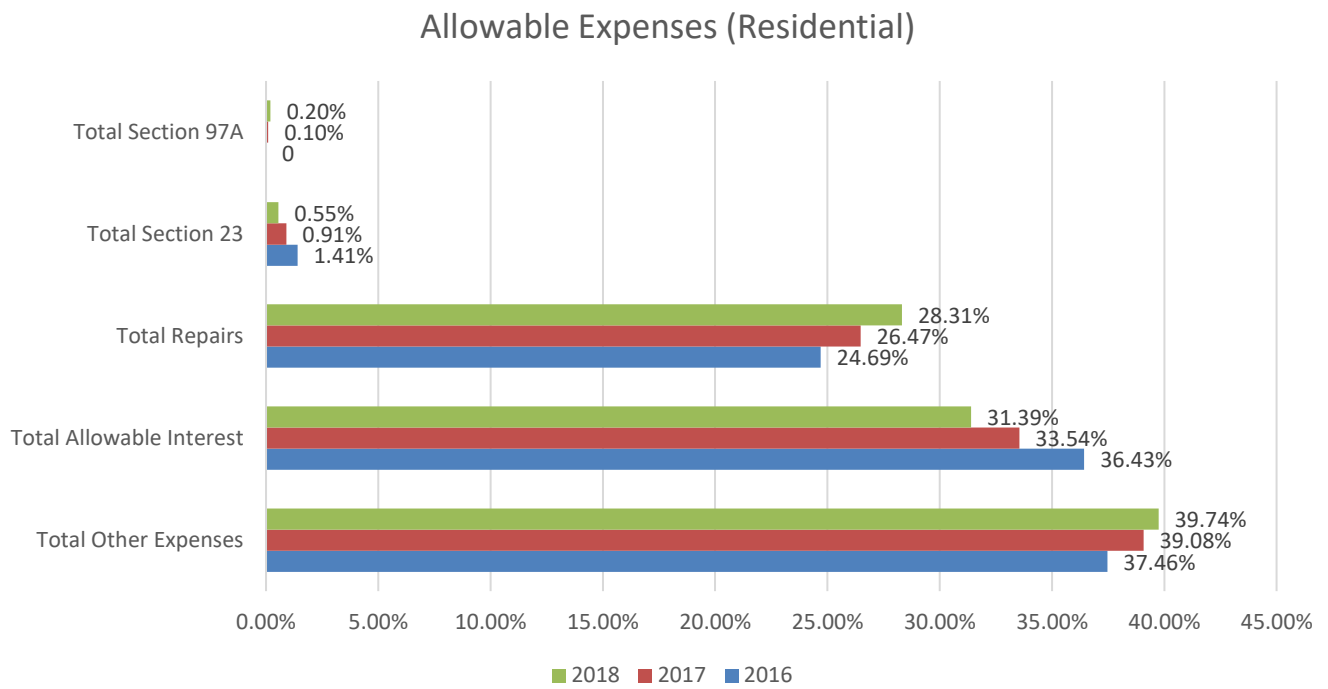


It should be noted that:

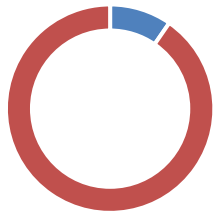
- Total Section 97A relates to pre-letting expenditure on vacant properties.
- ‘Total Section 23’ - this relief is only allowed where 2018 is the first year of claim.

- The 'Total Other Expenses' category can include costs such as insurance premiums, property maintenance, Residential Tenancy Board (RTB) registration costs etc.

The Following chart sets out the percentage of the various allowable expenses claimed in relation to the total expenses claimed for 2016, 2017 & 2018:



Commercial Rental Properties

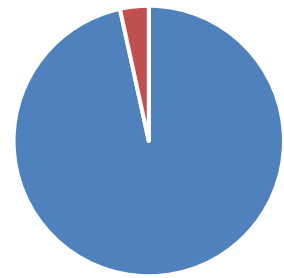


■ Commercial ■ No Commercial Rental Income

In 2018 56,400 taxpayer units declared rental income on commercial properties, this represented an estimated **10%** of all assessable taxpayer units who filed a Form 11 that year.

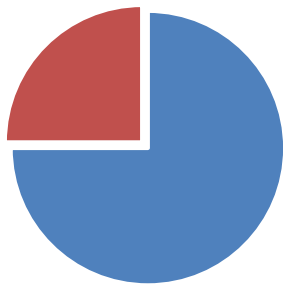
In 2017 58,500 taxpayer units declared rental income on commercial properties.

The total amount of gross rental income declared on commercial properties in 2018 is of the order of €1,397 million. This represented roughly **4%** of the total gross income declared on the Form 11s filed from all taxpayers, this is similar to both 2017 and 2016.



■ Non Commercial Gross Income ■ Gross Rent Received

The total net profit declared on commercial properties in 2018 was of the order of €948 million. The total reported net loss declared on commercial properties in 2018 is in the order of €29million. The amount of chargeable profit/ or allowable loss is after expenses have been deducted but before any capital allowances or losses forward.



■ All Other Gross Income ■ Gross Rent Received

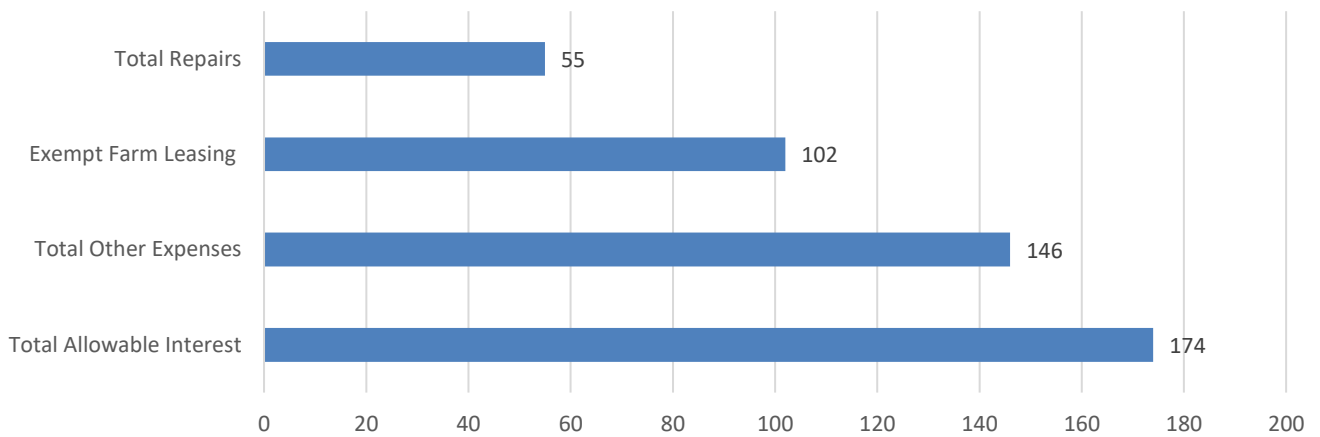
For those taxpayers that have declared rental income on commercial property in 2018, that rental income represents an estimated **25%** of their overall total gross income for the year.

The same percentage of taxpayers declared commercial rental income in 2017.

The total amount of allowable expenses claimed on commercial properties in 2018 was of the order of €477 million. This is an estimated **33%** of the total gross rental income declared for commercial properties in 2018, and a drop of €67 million in comparison to 2017.

The following table gives a breakdown of those expenses:

Allowable Expenses €M



The following chart sets out the percentage of the various allowable expenses claimed in relation to the total expenses claimed for both 2016, 2017 & 2018:

Allowable Expenses (Commercial)

