

## Help To Buy (HTB) Statistics 2018

The statistics in this release are based on analysis of Help To Buy (HTB) applications and claims as at 2 January 2019.

These statistics should be considered as provisional and may be revised.

Updates are provided regularly on the Revenue statistics webpage:

<https://www.revenue.ie/en/corporate/information-about-revenue/statistics/index.aspx>.

Queries of a statistical nature in relation to HTB can be sent to

[statistics@revenue.ie](mailto:statistics@revenue.ie).

Information and guidance regarding the operation of the HTB scheme is available on the Revenue website.

## **Overview of the Incentive**

The Help To Buy (HTB) incentive, announced in Budget 2017 (October 2016), is designed to assist first-time buyers with the deposit required to purchase or self-build a new house or apartment to live in as their home.

The incentive provides for a refund of Income Tax and DIRT paid over the previous four tax years, limited to a maximum of 5% of purchase value up to a value of €400,000. The HTB refund is capped at €20,000.

This incentive is available for the period from 19 July 2016 to 31 December 2019.

## **Qualifying Properties**

For a property to qualify under the scheme it must be purchased or built as the first-time buyer's home and, if purchased, it must be purchased from a qualifying contractor.

For a property to be eligible for HTB it cannot exceed a value of €600,000 in the period from 19 July to 31 December 2016 or €500,000 in the period from 1 January 2017 to 31 December 2019.

<b>Purchase Value</b>	<b>Amount of Relief</b>
Up to €400,000	Up to 5% of purchase price
Between €400,000 and €500,000, from 1 January 2017	Maximum relief will be €20,000
Over €500,000, from 1 January 2017	No relief
Between €400,000 and €600,000, between 19 July 2016 and 31 December 2016	Maximum relief will be €20,000
Over €600,000, between 19 July 2016 and 31 December 2016	No relief

The property must be occupied by the first-time buyer, or at least one of the first-time buyers in the case of multiple first-time buyers, within 2 years and for a minimum period of five years.

## **Qualifying Contractors**

For a contractor to become part of the HTB scheme, they must first apply to, and be approved by, Revenue to become registered as a 'Qualifying Contractor'.

A full list of all qualifying contractors is available on the Revenue website [here](#).

At end 2018, there are 587 registered qualifying contractors.

## **Applications and Claims**

There are two stages to the HTB online process.

### **(1) Application Stage:**

First-time buyers / self-builders apply online via Revenue's myAccount or ROS systems.

Revenue encourages prospective applicants to file any necessary tax returns, and resolve any outstanding issues, before making the HTB application. This is because the processing time for applications depends on the applicant to resolve any outstanding matters and complete the application.

Compliant taxpayers who complete their HTB application are provided with an Application Number and a summary of the maximum relief available to them under the incentive. A mortgage provider, broker, qualifying contractor or solicitor can use this summary to verify the relief available to the applicant, for the purposes of mortgage approval or drawdown, or signing a house purchase contract.

To date, Revenue has received 22,244 HTB applications.

### **(2) Claim Stage:**

Applications will progress to the claim stage only if the applicant decides to purchase a property that is eligible for the scheme. Many applications may never progress to the claim stage because the applicant does not purchase a property or purchases a property not eligible for the scheme.

The decision on whether, or when, to progress to the claim stage rests with the applicant. First-time buyers can submit their claim once a contract is signed for the purchase of a property. In the case of self-builds, the claim can be submitted after the drawdown of the first tranche of the mortgage.

To make a claim, the claimant must confirm and provide documentary evidence of the details of the property, the purchase price, date of completion, mortgage and deposit paid. The claim can then be submitted online.

When a claim is submitted, the information provided must be verified by the qualifying contractor or the solicitor acting on behalf of the self-builder. A claim cannot be approved and paid until the qualifying contractor or solicitor has verified it. The time taken for this is outside Revenue's control.

For the reasons outlined above, many HTB applications are unlikely to progress to the claim stage and therefore the number of applications does not provide a reliable basis to estimate the likely cost of the scheme.

To date, 10,349 HTB claims have been made, of which 9,790 are approved. The estimated total value of approved HTB claims at end 2018 is in the order of €142 million, of which €18.2 million represent retrospective claims (for the period 19 July to 31 December 2016).

## Application Stage Statistics at end 2018

	Retrospective*	Non-Retrospective	Total	% of Total
Approved	1,459	14,674	16,133	72.53%
Pending**	135	5,976	6,111	27.47%
<b>Total</b>	<b>1,594</b>	<b>20,650</b>	<b>22,244</b>	<b>100%</b>

The above table provides a breakdown of the total number of HTB applications to the end of 2018.

Month	Number***
January	1,137
February	1,230
March	862
April	1,101
May	736
June	647
July	758
August	259
September	1,204
October	865
November	696
December	385
<b>Total</b>	<b>9,880</b>

The above table provides a monthly breakdown of HTB applications in 2018. The table includes approved and pending applications, but excludes cancelled applications.

\*Retrospective refers to applications and claims in respect of the period from 19 July 2016 to 31 December 2016.

\*\*Pending means that the applicants either have to file an outstanding return or address a compliance issue, the application is to be reviewed by a Revenue caseworker, or the applicant needs to finalise his or her application.

\*\*\*Includes both Retrospective and Non Retrospective. There were 70 Retrospective cases in total in 2018.

## Claims Stage Statistics at end 2018

Month	Number*
January	255
February	358
March	417
April	471
May	446
June	414
July	487
August	143
September	651
October	436
November	493
December	386
<b>Total</b>	<b>4,957</b>

The above table provides a monthly breakdown of HTB claims in 2018.

\*Includes both Retrospective and Non Retrospective. There were 77 Retrospective cases in claims in 2018. The difference between the 70 retrospective cases initiated at application stage and the 77 retrospective cases reaching claim stage in 2018, can be explained by carry over from 2017.

Build Type	Number	% of Total
Purchased (Retrospective Claim)	1,036	10.01%
Purchased (Non-Retrospective Claim)	7,257	70.12%
Self-Build (Retrospective Claim)	349	3.37%
Self-Build (Non-Retrospective Claim)	1,707	16.49%
<b>Total</b>	10,349	100%

The above table provides a breakdown of the HTB claims by build type for claims.

Amount Claimed	Number	% of Total
€0 - €4,999	291	2.81%
€5,000 - €9,999	1,256	12.14%
€10,000 - €14,999	3,652	35.29%
€15,000 - €19,999	3,794	36.66%
€20,000	1,356	13.10%
<b>Total</b>	10,349	100%

The above table provides a breakdown of the claim amounts of HTB claims.

### Cumulative Property Value of HTB Claims at end 2018

Property Value: Month	0-€150k		€151-€225k		€226-€300k		€301-€375k		€376-€450k		Over €450k		All Values	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Up to end December 2017</b>	152	2.82%	734	13.61%	1,905	35.33%	1,636	30.34%	686	12.72%	279	5.17%	<b>5,392</b>	<b>100%</b>
<b>January 2018</b>	157	2.78%	765	13.55%	1,984	35.13%	1,714	30.35%	721	12.77%	306	5.42%	<b>5,647</b>	<b>100%</b>
<b>February 2018</b>	163	2.71%	817	13.61%	2,082	34.67%	1,846	30.74%	764	12.72%	333	5.55%	<b>6,005</b>	<b>100%</b>
<b>March 2018</b>	172	2.68%	861	13.41%	2,222	34.60%	1,999	31.13%	811	12.63%	357	5.56%	<b>6,422</b>	<b>100%</b>
<b>April 2018</b>	179	2.60%	917	13.30%	2,360	34.24%	2,169	31.47%	887	12.87%	381	5.53%	<b>6,893</b>	<b>100%</b>
<b>May 2018</b>	186	2.53%	955	13.01%	2,501	34.08%	2,343	31.93%	940	12.81%	414	5.64%	<b>7,339</b>	<b>100%</b>
<b>June 2018</b>	199	2.57%	996	12.85%	2,644	34.10%	2,479	31.97%	1,000	12.90%	435	5.61%	<b>7,753</b>	<b>100%</b>
<b>July 2018</b>	205	2.49%	1,047	12.71%	2,819	34.21%	2,627	31.88%	1,078	13.08%	464	5.63%	<b>8,240</b>	<b>100%</b>
<b>August 2018</b>	207	2.47%	1,064	12.69%	2,857	34.08%	2,685	32.03%	1,097	13.09%	473	5.64%	<b>8,383</b>	<b>100%</b>
<b>September 2018</b>	225	2.49%	1,135	12.56%	3,065	33.93%	2,906	32.17%	1,175	13.01%	528	5.84%	<b>9,034</b>	<b>100%</b>
<b>October 2018</b>	231	2.44%	1,176	12.42%	3,205	33.84%	3,061	32.32%	1,239	13.08%	558	5.89%	<b>9,470</b>	<b>100%</b>
<b>November 2018</b>	241	2.42%	1,228	12.33%	3,340	33.52%	3,240	32.52%	1,324	13.29%	590	5.92%	<b>9,963</b>	<b>100%</b>
<b>December 2018</b>	243	2.35%	1,270	12.27%	3,455	33.38%	3,385	32.71%	1,377	13.31%	619	5.98%	<b>10,349</b>	<b>100%</b>

The above table above provides a cumulative monthly breakdown of the value of properties for HTB claims.

### Cumulative Loan-to-Value Ratio of HTB Claims at end 2018

The loan-to-value ratio is the amount of the mortgage as a percentage of the purchase value of the house or apartment. In order to avail of the HTB incentive, the loan-to-value ratio must be 70% or more.

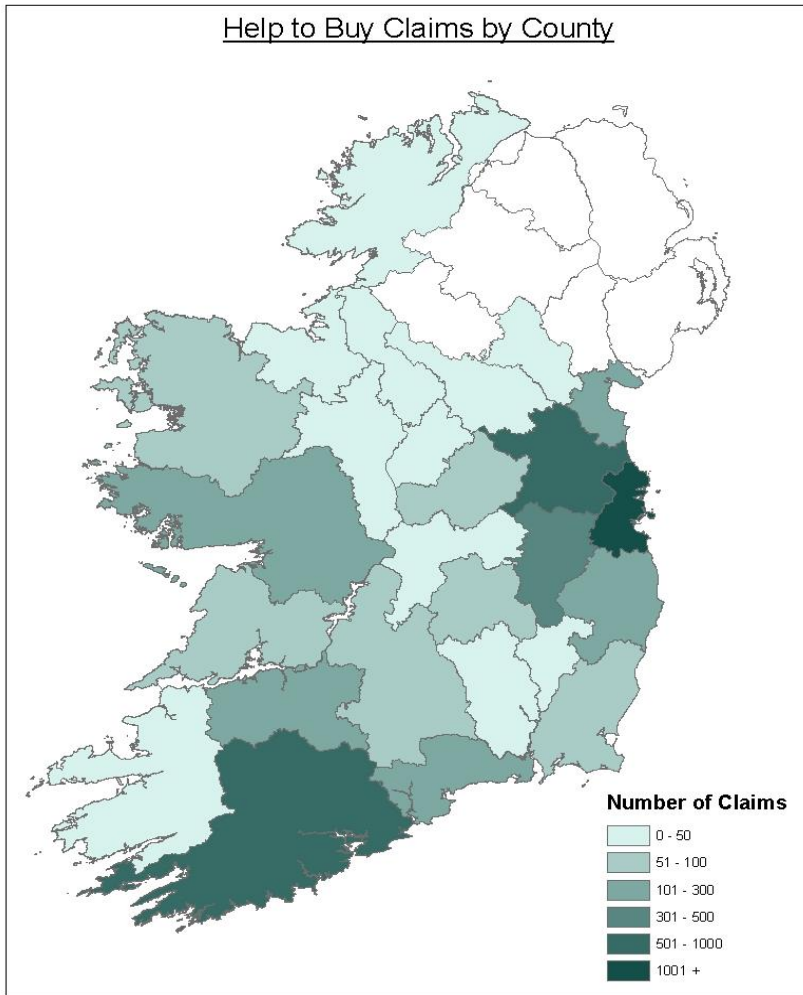
Loan to Value Ratio: Month	70%-74.99%		75%-79.99%		80%-84.99%		85%-89.99%		Over 89.99%		All Properties	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Up to end December 2017</b>	666	12.35%	609	11.29%	887	16.45%	1,485	27.54%	1,745	32.36%	<b>5,392</b>	<b>100%</b>
<b>January 2018</b>	715	12.66%	644	11.40%	920	16.29%	1,536	27.20%	1,832	32.44%	<b>5,647</b>	<b>100%</b>
<b>February 2018</b>	775	12.91%	703	11.71%	971	16.17%	1,616	26.92%	1,939	32.30%	<b>6,004</b>	<b>100%</b>
<b>March 2018</b>	827	12.88%	751	11.69%	1,036	16.13%	1,721	26.80%	2,087	32.50%	<b>6,422</b>	<b>100%</b>
<b>April 2018</b>	891	12.93%	815	11.82%	1,097	15.91%	1,831	26.56%	2,259	32.77%	<b>6,893</b>	<b>100%</b>
<b>May 2018</b>	954	13.00%	871	11.87%	1,175	16.01%	1,934	26.35%	2,405	32.77%	<b>7,339</b>	<b>100%</b>
<b>June 2018</b>	1,002	12.92%	919	11.85%	1,234	15.92%	2,033	26.22%	2,565	33.08%	<b>7,753</b>	<b>100%</b>
<b>July 2018</b>	1,077	13.07%	968	11.75%	1,310	15.90%	2,155	26.15%	2,730	33.13%	<b>8,240</b>	<b>100%</b>
<b>August 2018</b>	1,093	13.04%	988	11.79%	1,339	15.97%	2,188	26.10%	2,775	33.10%	<b>8,383</b>	<b>100%</b>
<b>September 2018</b>	1,182	13.08%	1,062	11.76%	1,432	15.85%	2,342	25.92%	3,016	33.38%	<b>9,034</b>	<b>100%</b>
<b>October 2018</b>	1,268	13.39%	1,115	11.77%	1,488	15.71%	2,430	25.66%	3,169	33.46%	<b>9,470</b>	<b>100%</b>
<b>November 2018</b>	1,344	13.49%	1,172	11.76%	1,567	15.73%	2,550	25.60%	3,329	33.42%	<b>9,962</b>	<b>100%</b>
<b>December 2018</b>	1,406	13.59%	1,215	11.74%	1,618	15.63%	2,641	25.52%	3,469	33.52%	<b>10,349</b>	<b>100%</b>

The above table provides a cumulative monthly breakdown of the loan-to-value ratio of properties for which HTB claims have been made.

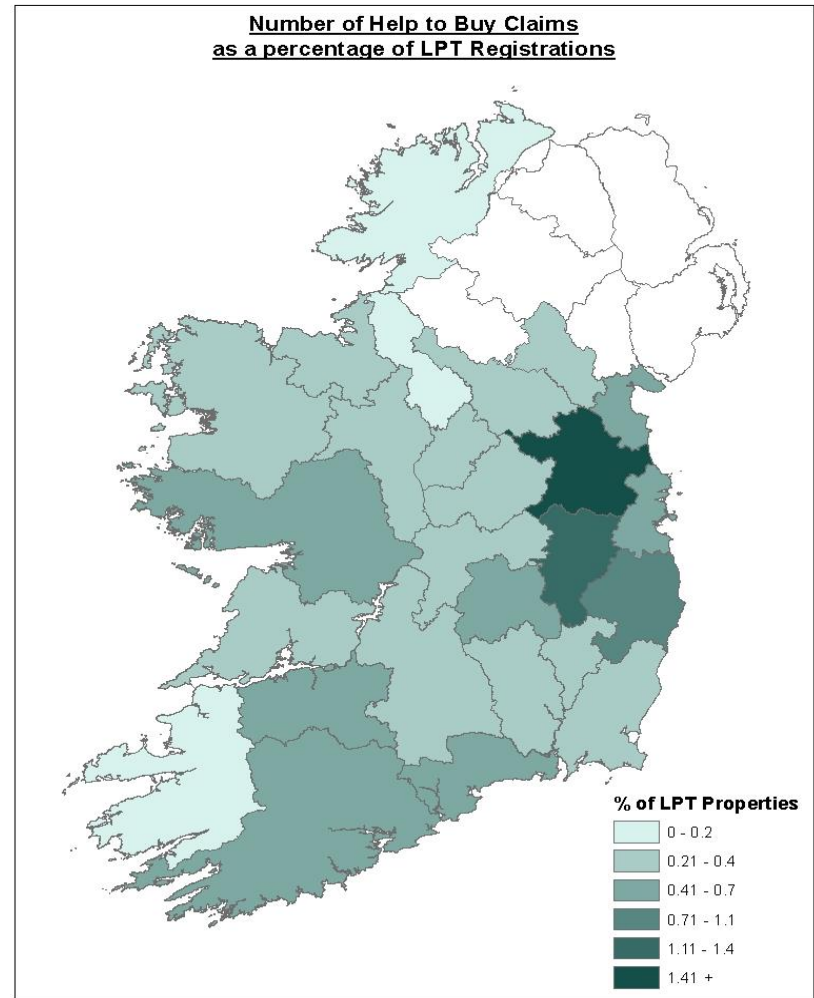
### **Cumulative Geographical Breakdown of HTB Claims at end 2018**

<b>County</b>	<b>End Dec-2017</b>	<b>Jan-18</b>	<b>Feb-18</b>	<b>Mar-18</b>	<b>Apr-18</b>	<b>May-18</b>	<b>Jun-18</b>	<b>Jul-18</b>	<b>Aug-18</b>	<b>Sep-18</b>	<b>Oct-18</b>	<b>Nov-18</b>	<b>Dec-18</b>
<b>Carlow</b>	37	41	43	44	46	51	53	57	59	65	67	72	74
<b>Cavan</b>	36	40	42	41	44	47	51	55	57	63	66	73	77
<b>Clare</b>	63	65	67	74	83	94	101	107	108	119	123	132	136
<b>Cork</b>	502	527	568	601	642	664	712	785	803	870	934	996	1,033
<b>Donegal</b>	45	47	52	55	65	68	70	72	75	80	88	94	95
<b>Dublin</b>	2,052	2,145	2,269	2,419	2,587	2,730	2,848	2,986	3,029	3,225	3,356	3,501	3,610
<b>Galway</b>	207	216	234	250	272	293	309	331	336	367	388	406	432
<b>Kerry</b>	46	46	50	55	59	64	65	68	68	76	82	86	88
<b>Kildare</b>	519	545	586	629	667	712	756	804	826	884	922	963	997
<b>Kilkenny</b>	37	40	48	52	54	57	60	63	64	72	75	83	86
<b>Laois</b>	66	68	73	82	90	97	108	115	120	132	138	146	154
<b>Leitrim</b>	12	12	14	14	16	18	21	22	23	26	29	29	30
<b>Limerick</b>	170	180	187	196	211	227	242	254	256	279	294	312	325
<b>Longford</b>	19	19	19	20	22	23	27	30	30	32	35	38	38
<b>Louth</b>	135	139	147	164	180	198	210	227	231	267	286	307	319
<b>Mayo</b>	67	72	76	82	87	96	102	109	109	122	131	139	146
<b>Meath</b>	615	640	680	742	805	864	917	988	1,005	1,072	1,114	1,165	1,205
<b>Monaghan</b>	35	36	39	41	47	51	57	58	59	67	72	74	80
<b>Offaly</b>	58	60	59	59	64	67	70	72	74	81	87	90	93
<b>Roscommon</b>	34	36	38	41	41	47	49	56	56	62	63	66	67
<b>Sligo</b>	29	33	36	37	40	44	45	48	50	58	62	66	71
<b>Tipperary</b>	86	91	99	108	111	120	129	135	139	148	155	163	173
<b>Waterford</b>	131	136	141	154	164	173	181	177	190	206	212	226	243
<b>Westmeath</b>	62	65	69	76	83	90	99	105	106	119	123	130	133
<b>Wexford</b>	68	72	76	79	92	103	115	122	124	135	139	150	167
<b>Wicklow</b>	261	276	293	307	321	341	356	384	386	407	429	456	477
<b>All Claims</b>	<b>5,392</b>	<b>5,647</b>	<b>6,005</b>	<b>6,422</b>	<b>6,893</b>	<b>7,339</b>	<b>7,753</b>	<b>8,230</b>	<b>8,383</b>	<b>9,034</b>	<b>9,470</b>	<b>9,963</b>	<b>10,349</b>





The above chart shows the cumulative number of HTB claims up to the end of 2018 by county.



The above chart shows the cumulative number of properties for which HTB claims were made up to the end of 2018 as a share of the number of properties in each county (the number of properties is based on Revenue's Local Property Tax (LPT) registrations data).