

Help To Buy (HTB) Statistics 2020

The statistics in this release are based on analysis of Help To Buy (HTB) applications and claims in 2020, as at 19 March 2021.

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.

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.

A temporary enhancement to the existing HTB scheme for the remainder of 2020 was announced in the July Stimulus plan. The enhanced HTB relief provides that where applicants satisfy certain conditions, increased relief is available up to a maximum of €30,000, or 10% of the purchase value.

This incentive is available for the period from 19 July 2016 to 31 December 2021.

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 2021.

Purchase Value	Amount of Relief
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 process, 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.

At end-2020, there were **899** 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.

As of end-2020, Revenue received **46,001** HTB applications (excluding applications which were cancelled).

(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. Claims cannot be approved and paid until the qualifying contractor or solicitor has verified the claim. 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 end-2020, **23,149** HTB claims have been made, of which **22,756** are approved. The estimated total value of approved HTB claims to end-2020 is in the order of **€369.6 million** and the total value of approved and pending HTB claims to end-2020 is in the order of **€374.8 million**, of which **€20.0 million** represent retrospective claims (for the period 19 July to 31 December 2016).

Application Stage

Month	Number in 2020*
January	2,094
February	1,614
March	889
April	599
May	674
June	852
July	1,151
August	3,320
September	1,909
October	2,151
November	1,573
December	1,207
Total	18,033

The above table provides a breakdown of HTB applications in 2020, based on the application start date. The table includes approved and pending applications but excludes cancelled applications (cancelled at application stage or claim stage).

	Retrospective	Non-Retrospective	Total	% of Total
Approved	1,582	33,185	34,767	75.58%
Pending**	117	11,117	11,234	24.42%
Total	1,699	44,302	46,001	100%

The above table provides a breakdown of the cumulative total number of HTB applications since 2016 to the end of 2020 (excluding cancelled applications and claims).

* Includes both Retrospective and Non-Retrospective. 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.

Claims Stage

Month	Number in 2020
January	312
February	551
March	666
April	288
May	269
June	361
July	336
August	455
September	715
October	814
November	806
December	629
Total	6,202

The above table provides a monthly breakdown of HTB claims in 2020 based on the date at which an application advanced to the claim stage. The table includes both Retrospective and Non-Retrospective claims.

Build Type	Number	% of Total
Purchased (Retrospective Claim)	1,068	4.61%
Purchased (Non-Retrospective Claim)	16,486	71.22%
Self-Build (Retrospective Claim)	399	1.72%
Self-Build (Non-Retrospective Claim)	5,196	22.45%
Total	23,149	100%

The above table provides a breakdown of the cumulative total number of HTB claims by build type for claims since 2016 to end 2020.

Amount Claimed	Number	% of Total
€0 - €4,999	501	2.16%
€5,000 - €9,999	2,203	9.52%
€10,000 - €14,999	6,987	30.18%
€15,000 - €19,999	8,129	35.12%
€20,000	2,941	12.70%
€20,001 - €30,000	2,388	10.32%
Total	23,149	100%

The above table provides a breakdown of the claim amounts of the cumulative total HTB claims since 2016 to end 2020.

Property Value:	0-€150k		€151-€225k		€226-€300k		€301-€375k		€376-€450k		Over €450k		All Values	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Up to end December 2019	320	1.89%	1,794	10.59%	5,400	31.86%	5,841	34.47%	2,490	14.69%	1,102	6.50%	16,947	100%
To end March 2020	335	1.81%	1,897	10.27%	5,902	31.94%	6,350	34.37%	2,797	15.14%	1,195	6.47%	18,476	100%
To end June 2020	348	1.79%	1,974	10.18%	6,202	31.98%	6,665	34.37%	2,955	15.24%	1,250	6.45%	19,394	100%
To end September 2020	364	1.74%	2,075	9.93%	6,669	31.91%	7,191	34.41%	3,247	15.54%	1,354	6.48%	20,900	100%
To end December 2020	390	1.68%	2,226	9.62%	7,304	31.55%	7,977	34.46%	3,731	16.12%	1,521	6.57%	23,149	100%

The above table above provides a cumulative breakdown of the value of properties for HTB claims since 2016 to end 2020, based on the date at which an application advanced to the claim stage.

Loan to Value Ratio:	70%-74.99%		75%-79.99%		80%-84.99%		85%-89.99%		Over 89.99%		All Properties	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Up to end December 2019	2,438	14.39%	1,938	11.44%	2,541	14.99%	4,077	24.06%	5,953	35.13%	16,947	100%
Jan-20	2,494	14.45%	1,969	11.41%	2,586	14.98%	4,129	23.92%	6,081	35.23%	17,259	100%
Feb-20	2,572	14.44%	2,019	11.34%	2,674	15.01%	4,258	23.91%	6,287	35.30%	17,810	100%
Mar-20	2,680	14.51%	2,083	11.27%	2,767	14.98%	4,408	23.86%	6,538	35.39%	18,476	100%
Apr-20	2,736	14.58%	2,110	11.24%	2,797	14.91%	4,481	23.88%	6,640	35.39%	18,764	100%
May-20	2,776	14.59%	2,144	11.26%	2,842	14.93%	4,532	23.81%	6,739	35.41%	19,033	100%
Jun-20	2,825	14.57%	2,178	11.23%	2,893	14.92%	4,611	23.78%	6,887	35.51%	19,394	100%
Jul-20	2,872	14.56%	2,218	11.24%	2,950	14.95%	4,693	23.79%	6,997	35.46%	19,730	100%
Aug-20	2,949	14.61%	2,263	11.21%	3,005	14.89%	4,802	23.79%	7,166	35.50%	20,185	100%
Sep-20	3,051	14.60%	2,332	11.16%	3,119	14.92%	4,967	23.77%	7,431	35.56%	20,900	100%
Oct-20	3,163	14.57%	2,423	11.16%	3,247	14.95%	5,153	23.73%	7,728	35.59%	21,714	100%
Nov-20	3,302	14.66%	2,516	11.17%	3,378	15.00%	5,338	23.70%	7,986	35.46%	22,520	100%
Dec-20	3,403	14.70%	2,593	11.20%	3,485	15.05%	5,497	23.75%	8,171	35.30%	23,149	100%

The above table provides a cumulative monthly breakdown of the loan-to-value ratio of properties for which HTB claims have been made since 2016 to end 2020, based on the date at which an application advanced to the claim stage. 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.

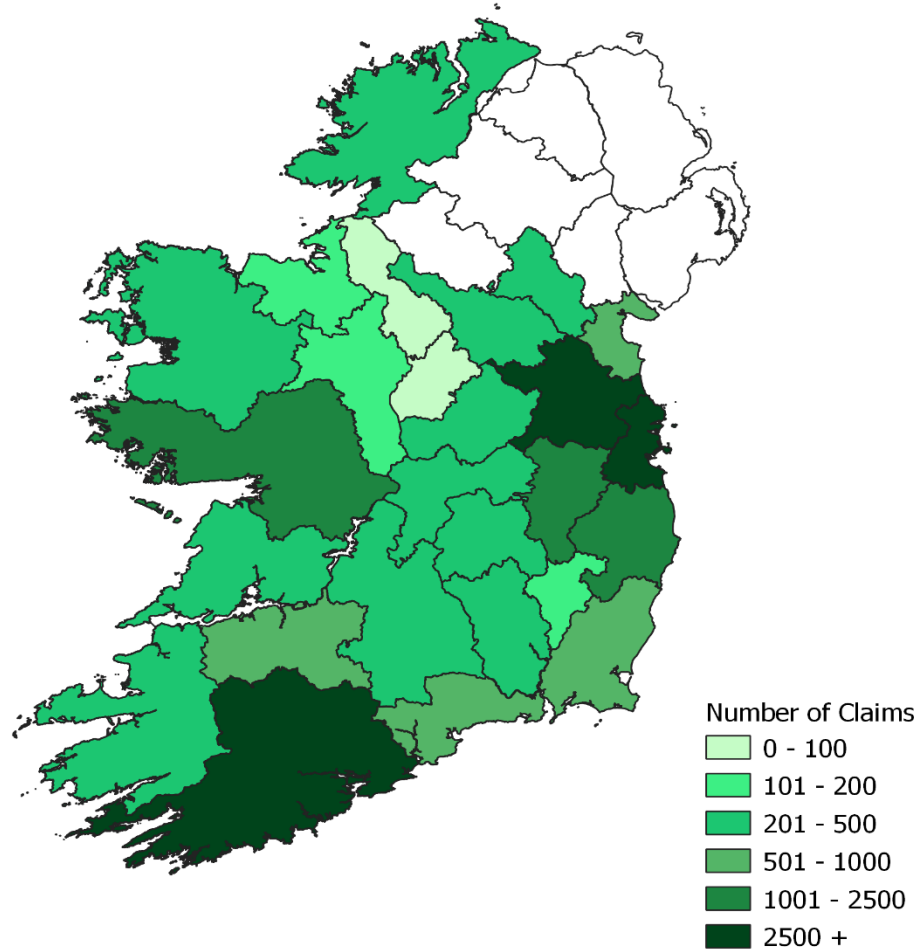
County	End Dec-2019	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Carlow	132	133	138	147	149	154	160	164	170	176	182	185	192
Cavan	138	140	150	157	161	164	168	173	181	182	189	204	208
Clare	263	265	274	284	294	304	308	313	322	332	348	362	371
Cork	1,848	1,896	1,962	2,025	2,054	2,091	2,148	2,193	2,259	2,353	2,460	2,582	2,670
Donegal	185	191	204	215	219	228	236	239	248	265	284	299	304
Dublin	5,286	5,372	5,501	5,629	5,657	5,688	5,751	5,801	5,880	6,022	6,175	6,322	6,452
Galway	724	734	760	800	826	849	879	904	924	961	990	1,024	1,062
Kerry	171	173	185	197	205	214	223	227	232	243	253	264	272
Kildare	1,672	1,710	1,758	1,845	1,880	1,911	1,947	1,991	2,059	2,155	2,271	2,384	2,446
Kilkenny	173	181	195	207	219	228	235	244	260	275	292	311	319
Laois	240	244	250	268	278	283	292	302	314	329	352	368	385
Leitrim	38	38	39	39	43	43	45	47	47	49	52	54	59
Limerick	536	543	564	593	601	607	620	632	643	668	693	728	751
Longford	72	73	77	80	82	83	85	87	89	90	93	93	94
Louth	540	554	572	599	605	616	623	635	651	667	691	716	733
Mayo	293	301	316	323	333	343	350	356	368	376	394	408	427
Meath	2,054	2,084	2,147	2,236	2,274	2,301	2,340	2,384	2,433	2,518	2,627	2,732	2,809
Monaghan	148	152	154	164	168	169	174	177	180	191	197	205	214
Offaly	151	153	162	170	171	174	180	183	192	201	211	218	232
Roscommon	133	137	142	154	159	162	164	167	171	182	185	193	194
Sligo	123	124	126	129	133	135	137	139	143	148	152	155	164
Tipperary	283	290	299	312	320	323	327	331	336	344	361	378	383
Waterford	388	396	413	428	433	442	456	461	470	494	516	535	553
Westmeath	216	222	236	244	251	251	253	265	273	284	296	304	313
Wexford	360	365	381	397	409	420	437	449	456	471	496	513	533
Wicklow	780	788	805	834	840	850	856	866	884	924	954	983	1,009
All Claims	16,947	17,259	17,810	18,476	18,764	19,033	19,394	19,730	20,185	20,900	21,714	22,520	23,149

The above table provides a geographic breakdown of the location of properties for which HTB claims have been made since 2016 to end 2020, based on the date at which an application advanced to the claim stage.

County	End Dec-2019	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Carlow	1.6	1.6	1.7	1.8	1.8	1.9	2	2	2.2	2.3	2.4	2.5	2.7
Cavan	1.7	1.7	1.8	1.9	2	2	2	2.1	2.2	2.3	2.4	2.7	2.7
Clare	3.3	3.3	3.5	3.6	3.7	3.9	4	4	4.2	4.4	4.8	5.2	5.4
Cork	28.2	29	30	31.1	31.5	32.1	33	33.7	35.3	37.6	40.4	43.4	45.7
Donegal	1.9	2	2.1	2.3	2.3	2.4	2.5	2.6	2.7	3	3.3	3.5	3.6
Dublin	87.8	89.3	91.6	93.8	94.3	94.8	96	96.9	98.8	102.6	106.7	110.7	114.4
Galway	9.9	10.1	10.5	11.1	11.5	11.9	12.3	12.7	13.2	14.1	14.8	15.6	16.6
Kerry	2.2	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3	3.2	3.4	3.6	3.8
Kildare	26.4	27.1	27.8	29.3	29.9	30.4	31	31.7	33.4	35.9	38.8	41.9	43.4
Kilkenny	2.4	2.5	2.7	2.9	3	3.2	3.3	3.4	3.7	4	4.3	4.8	5
Laois	2.8	2.9	3	3.2	3.3	3.4	3.5	3.6	3.8	4.1	4.5	4.9	5.2
Leitrim	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.7
Limerick	7.1	7.2	7.5	8	8.1	8.2	8.4	8.5	8.8	9.4	10	10.8	11.4
Longford	0.9	1	1	1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.3
Louth	6.6	6.8	7	7.3	7.4	7.6	7.7	7.8	8.1	8.5	9	9.6	10
Mayo	3.7	3.8	4	4.1	4.2	4.3	4.4	4.5	4.8	4.9	5.3	5.5	5.8
Meath	29.5	30	30.9	32.3	32.9	33.3	33.9	34.5	35.6	37.6	40.1	42.8	44.7
Monaghan	1.8	1.9	1.9	2	2.1	2.1	2.2	2.2	2.2	2.4	2.5	2.7	2.9
Offaly	1.9	2	2.1	2.2	2.2	2.3	2.3	2.4	2.6	2.7	3	3.1	3.4
Roscommon	1.7	1.8	1.8	2	2.1	2.1	2.1	2.2	2.3	2.5	2.6	2.7	2.8
Sligo	1.4	1.4	1.4	1.5	1.5	1.5	1.6	1.6	1.7	1.8	1.8	1.9	2
Tipperary	3.5	3.6	3.7	3.9	4	4	4.1	4.2	4.3	4.4	4.7	5	5.1
Waterford	4.5	4.6	4.8	5	5	5.1	5.3	5.4	5.6	6.1	6.5	6.9	7.4
Westmeath	2.8	2.9	3.1	3.2	3.3	3.3	3.3	3.5	3.6	3.9	4.1	4.3	4.5
Wexford	4.4	4.5	4.7	4.9	5	5.2	5.4	5.6	5.7	6	6.5	6.9	7.4
Wicklow	12.1	12.2	12.5	13	13	13.2	13.3	13.5	13.9	14.9	15.6	16.3	16.9
All Claims	250.6	255.5	263.8	274.1	278.4	282.5	288.1	293.2	303.4	320.4	339.6	359.4	374.8

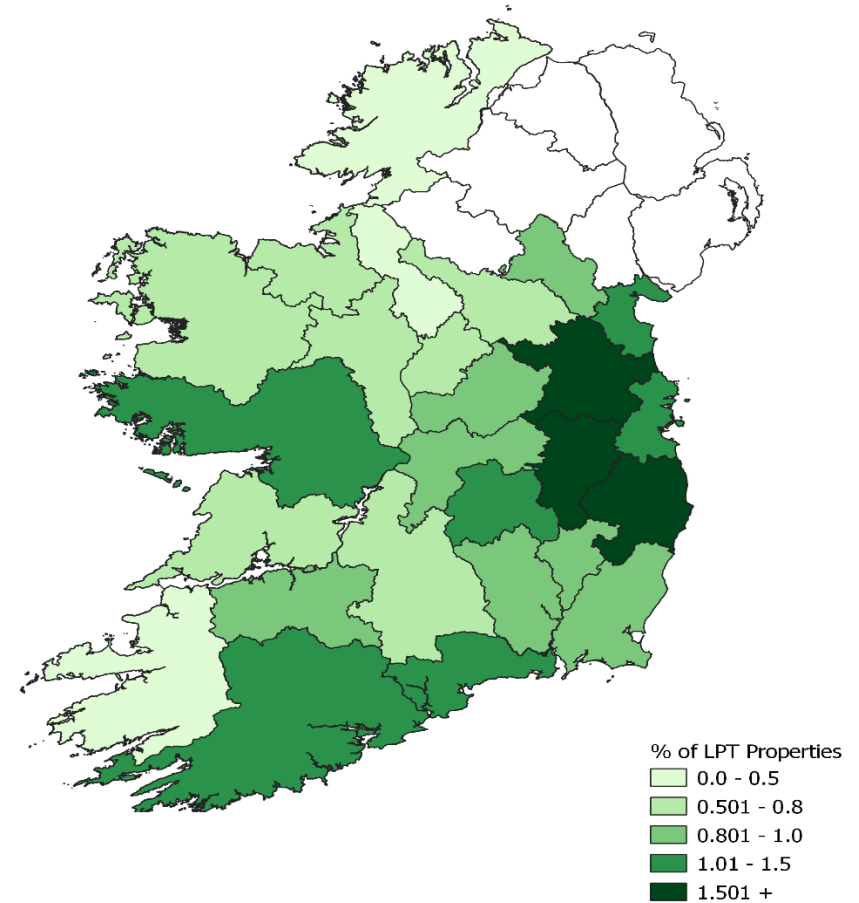
The above table provides a geographic breakdown of the claim amount (€m) of properties for which HTB claims have been made since 2016 to end 2020, based on the date at which an application advanced to the claim stage.

Help to Buy Claims by County



The above chart shows the cumulative number of HTB claims up to the end of 2020 by county.

Number of Help to Buy Claims as a percentage of LPT Registrations



The above chart shows the cumulative number of properties for which HTB claims were made up to the end of 2020 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).