# Allowances, Expenses and Gratuities payable to Local Authority Chairpersons and Members

Part 05-02-14

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The information in this document is provided as a guide only and is not professional advice, including legal advice. It should not be assumed that the guidance is comprehensive or that it provides a definitive answer in every case.

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### 1. Introduction

This instruction sets out the taxation treatment of the various allowances, expenses and gratuities payable to local authority members.

New Regulations have been given effect concerning the remuneration and expenses allowances of elected members of local authorities. The Regulations are as follows:

- Local Government (Remuneration of Local Authority Members) Regulations 2021 (S.I. No. 312 of 2021)
- Local Government (Expenses of Local Authority members) Regulations 2021
   (S.I. No. 313 of 2021)

These new Regulations are effective from 1 July 2021 unless otherwise stated.

The various payments are as follows:

- The special allowance payable to the Cathaoirleach and Leas-Chathaoirleach of each local authority (see paragraph 2).
- The representational payment payable to all local authority members (see paragraph 3).
- The Municipal District Member's Allowance payable to elected members in the local authorities that are sub-divided into municipal districts (see paragraph 4).
- Expense allowances payable to all local authority members including the Cathaoirleach and Leas-Chathaoirleach (see <a href="mailto:paragraph5">paragraph 5</a>).
- The superannuation gratuity payable to all local authority members (see paragraph 6).

## 2. Allowance payable to Cathaoirligh and Leas-Chathaoirligh

### 2.1. Background

The Cathaoirligh and Leas-Chathaoirligh are elected by a vote of the local authority members at every annual meeting and hold office for a term of one year. A person may be re-elected for a successive term.

Under the provisions of section 143 of the Local Government Act 2001, a local authority may pay an allowance for reasonable expenses to its Cathaoirleach and Leas-Chathaoirleach. Because each local authority can set the level of payment itself the amounts vary from one local authority to another. The amounts payable are in addition to the normal expenses due to such individuals in their capacity as local authority members.

### 2.2. Tax treatment of such allowances

The allowance to the Cathaoirligh and Leas-Chathaoirligh is paid on a round sum basis to cover reasonable expenses incurred in the performance of the duties of the office. The tax treatment of such unvouched expenses is that the payment should be included as pay and subjected to PAYE, PRSI and USC.

Given the unique nature of the duties involved, it is accepted that the Cathaoirligh and Leas-Chathaoirligh would, in performing the duties of their office, incur a certain amount of expenditure that would be deductible for tax purposes. Thus, for ease of administration and efficiency, it may be accepted that 50% of the allowance (subject to a fixed annual minimum amount of €5,000 and an annual maximum of €10,000) may be paid tax-free with the balance being subjected to PAYE, PRSI and USC. See table below for worked examples:

Allowance	50%	Fixed	Restriction	Payable tax-	Taxable
Payable 🦱		Minimum		free	
€5,000 or less	€2,500	€5,000	N/A	Up to €5,000	Nil
€6,000	€3,000	€5,000	N/A	€5,000	€1,000
€7,000	€3,500	€5,000	N/A	€5,000	€2,000
€8,000	€4,000	€5,000	N/A	€5,000	€3,000
€9,000	€4,500	€5,000	N/A	€5,000	€4,000
€10,000	€5,000	€5,000	N/A	€5,000	€5,000
€12,000	€6,000	N/A	N/A	€6,000	€6,000
€15,000	€7,500	N/A	N/A	€7,500	€7,500
€20,000	€10,000	N/A	N/A	€10,000	€10,000
€22,000	€11,000	N/A 🍆	€10,000	€10,000	€12,000
€30,000	€15,000	N/A	€10,000	€10,000	€20,000
€40,000	€20,000	N/A	€10,000	€10,000	€30,000

This treatment does not affect in any way an individual's right under section 114 Taxes Consolidation Act (TCA) 1997 to claim a deduction for allowable expenses for tax purposes. Broadly, a deduction may be claimed for expenses which the holder of the office or employment is obliged to incur and defray out of those emoluments which are expended wholly, exclusively and necessarily in the performance of the duties of the office or employment.

An annual allowance not exceeding €6,000 may be paid to a Chairperson of a Strategic Policy Committee (SPC). This allowance will be fully taxable with effect from 1 January 2022.

### 2.3. Summary

The following summarises the position:

1. Each local authority determines the allowance, if any, to be paid to the Cathaoirleach and Leas-Chathaoirleach.

- 2. The local authority can pay 50% tax free (subject to a fixed minimum amount of €5,000 and a maximum of €10,000) see examples in the table at paragraph 2.2.
- 3. Any balance in excess of the amount determined at (2) must be included as taxable pay and subject to PAYE, PRSI and USC in the normal way.

### 3. Representational Payment

The representational payment is a salary type payment that councillors receive. It is subject to PAYE, PRSI and USC.

The annual rates of Representational Payment for Councillors up to 30<sup>th</sup> June 2021 were as follows:

| Rate of      |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Payment from | Payment with |
| 01/07/13 to  | 01/04/17 to  | 01/01/18 to  | 01/10/18 to  | 01/09/19 to  | effect from  |
| 31/03/17     | 31/12/17     | 30/09/18     | 31/08/19     | 30/09/20     | 01/10/20     |
| €16,565      | €16,645      | €16,891      | €17,060      | €17,359      | €17,706      |
|              |              | •            | 900          |              |              |

With effect from 1 July 2021 the above sums were replaced with a single salary type remuneration payment of €25,788 per annum. This annual remuneration amount is linked to future adjustments under Government pay agreements to the pay of Local Authority 'Grade 4' operatives.

# 4. Municipal District Member's Allowance

With effect from 1 July 2021 elected members of local authorities with municipal district sub-structures will no longer receive an extra allowance of €1,000 per annum. The amount now forms part of the single salary type remuneration payment of €25,788 per annum.

# 5. Local Representative Allowance (LRA)

With effect from 1 July 2021 a compulsory vouched expense allowance, called the Local Representation Allowance (LRA), was introduced.

However, a transitional period applied from 1 July 2021 to 31 December 2021 whereby each member could choose, to continue receiving a monthly payment equivalent to the monthly payment for the fixed annual rate that applied prior to July 2021, instead of claiming the new LRA. This payment was worth either €2,286, €2,413, €2,540 or €2,667 per annum depending upon the indexed band of the local authority, see <u>Appendix 1</u>. This payment could be made on an unvouched basis, for the transitional period. However, from 1 January 2022 members can only claim the LRA, which is a compulsory vouched expense allowance.

In addition to the representational payment to local authority members, including members who are also acting as Cathaoirleach or Leas Chathaoirleach, an amount of not more than €5,160 per annum (or €2,580 for the period 1 July 2021 to 31 December 2021) is payable to a member in respect of expenses which the member is obliged to incur in the performance of his or her duties as a member.

The LRA includes a petty cash element to offset against incidental expenses. This amounts to €80 per month or €960 per annum, against which members will not be required to show evidence of expenditure.

- 1. The allowable expenditure categories and documentation requirements of this vouched system are aligned with the arrangements in place for members of the Oireachtas. In addition to any expenses that are covered by the unvouched allowance, the categories of expense that may be claimed under the vouched allowance include:
  - the purchase of home office equipment and furniture,
  - the purchase of stationery,
  - the hire of meeting rooms,
  - web hosting,
  - newsletter or leaflet printing and distribution,
  - advertising in relation to their duties as an elected member,
  - rent, rates, utilities or other charges for office accommodation,
  - signage.

The following expenditure is **not** allowable under this vouched allowance:

- electoral expenses for election to political office or referenda,
- bank charges and interest,

 services purchased from a person who is on the payroll of a local authority, and

 expenses incurred which are covered by other allowances set out under these directions (mobile telephones, travel, etc.).

Further detail regarding allowable vouched expenditure is available in Appendix 2 Schedule "A".

2. The annual mobile phone allowance is abolished from 1 July 2021. However, expenditure previously covered by this allowance is included as an eligible expenditure category under the new LRA.

Such expenses are regarded as:

- no more than reimbursing the members for overall costs incurred, and
- having been incurred wholly, exclusively and necessarily in the performance of the duties of the office held.

Accordingly, payments may be made by the local authorities in respect of such expenses without deduction of tax.

In the case of travel and subsistence expenses received by local authority members in respect of attendance at:

- conferences,
- seminars and similar events,
- training events, and
- certain meetings held outside the functional area of the Local Authority,

such expenditure may only be paid by a local authority without deduction of tax up to the prevailing Civil Service rates. Further information on travel and subsistence payments is available in the Tax and Duty Manual (TDM) Part 05-01-06 - Tax Treatment of the Reimbursement of Expenses of Travel and Subsistence to Office Holders and Employees. Amounts paid in excess of these rates should be subject to PAYE, PRSI and USC.

### Please note the following with respect to specific expense claims:

 Where an expense has been paid to a local authority member without deduction of tax, he or she shall not be entitled to claim any further tax relief or deduction under the TCA in respect of the portion of expenditure already relieved.

Where expenses are claimed and granted in respect of a home office, this
may affect a member's eligibility to Principal Private Residence Relief in
respect of the sale of his or her home at a later date. For further information,
see paragraph 3.11 of TDM Part 19-07-03.

### 6. Superannuation Gratuity

Councillors may also receive a payment of a single service related retirement gratuity. The lump sum is calculated as 4/20 of the Representational Payment for each year of service since May 2000, up to a maximum of 20 years service. The gratuity is payable on a councillor's retirement whether voluntarily, through failure to be elected, death or ill health.

For tax purposes, the gratuity and any previous gratuity a former elected member may have received are aggregated and treated as being a single gratuity.

The gratuity amount is chargeable to tax under the provisions of section 123 Taxes Consolidation Act 1997. Under the provisions of section 201 and Schedule 3 Taxes Consolidation Act 1997, all or part of a payment to which section 123 applies may be relieved from Income Tax. See TDM Part 05-05-19 for further information.

Where a previous gratuity payment was made the basic or increased exemption applicable to the current payment will be restricted by any relief granted previously.

The Universal Social Charge (USC) is applied at the marginal rate of USC to the taxable element of any gratuity payment.

There is a lifetime cap on exemptions utilised in respect of all gratuities received irrespective of the source of the gratuity. The lifetime ceiling is €200,000.

## Appendix 1

# Unvouched composite annual expenses allowances for Local Authority Members

Fixed Annual Rate		
Part I Local Authorities	€2,286 per annum	
Part II Local Authorities	€2,413 per annum	
Part III Local Authorities	€2,540 per annum	
Part IV Local Authorities	€2,667 per annum	

### Part | Local Authorities

The councils of the counties of Carlow, Cavan, Kilkenny, Laois, Leitrim, Louth, Longford, Monaghan, Offaly, Roscommon, Sligo, Westmeath and Galway city.

### Part II Local Authorities

The councils of the counties of Clare, Donegal, Galway, Kerry, Kildare, Mayo, Meath, Tipperary, Wexford, Wicklow, Limerick city and county, Waterford city and county and Cork city.

### **Part III Local Authorities**

The councils of the counties of Dun Laoghaire-Rathdown, Fingal and South Dublin.

### **Part IV Local Authorities**

The councils of the counties of Cork and Dublin city.

# Appendix 2

# **Expenditure Categories for Vouched Annual Expenses**

Extract from Directions issued by the Minister of State at the Department of Housing, Planning and Local Government with special responsibility for Housing and Urban Development in respect of expenses incurred by members of local authorities

"Schedule A"

**Expenditure Categories for Vouched Annual Expenses** 

	Expenditure	Allowable	Documentation
	Categories		
1.	Rent, rates and	Guidance on the rent, rates and	Declaration form completed
	other such	other such charges in relation	to provide the following:
	charges in	to an office or offices is set out	
	relation to an	in Part 2 of this Appendix	Address of the
	office or offices		constituency office(s)
		In summary rent, rates and	premises
4		other such charges are	
		allowable on:	A statement of mortgage
			interest that was incurred for
		An office premises, including a	the stated premises
-		temporary/mobile office, that	apportioned for the relevant
		complies with the definition in	period from the lending agency
		Part 2	
			A statement of the rent
	$\sim$	The costs relating to the	that was incurred for the
	100	declared premises, apportioned	stated premises
		as appropriate	apportioned for the
	•		relevant period from the
		The cost of the mortgage interest	rental company/owner to
		or loan interest on the premises	include applicable tax
4		(no tax deduction can be	numbers
		claimed)	
		The cost of your poid on you	Proof of payment of the
		The cost of rent paid on non-	amount applicable for
		owner occupied premises used as a constituency office	the relevant period
		as a constituency office	
	4	Proof that a cost was	
	_	incurred for such premises	
		medited for such premises	
		Rental relating to the	
		storage space for a mobile	
		office	
		~ ·	

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2	. Signage in respect of the office	The signage on any office Signage on a mobile office or vehicle (vehicle wrapping)  Vehicle sign, graphics or car wrap for a Member's car	The bills/invoices with the address of the premises or vehicle registration, details of the signage, date and amounts to be paid.
		Not Allowable Signage explicitly promoting a person's candidacy,	A photograph of the sign should also be kept for examination.
	5	Party's interests, or which solicits votes	Proof of payment of the bill/invoice for the relevant period
3	400	Office improvements include any	The bills/invoices with the
	to office	enhancements to the	address of the premises where
	accommodation	office/offices and may include:	improvements were carried
	0	Upgrading works	out, date and amounts to be paid
-	-	Refurbishment, repairs	Proof of payment of the bill/
1	. 4	and maintenance	invoice for the relevant
d	<u>_</u>		period
-		Painting and decorating	
4		Harland of the	If the office is shared with
		Health and safety requirement works	another person and/or used for other types of activities this
		requirement works	must be declared and costs
		Telephone system improvements	must be prorated on a
		- /x	reasonable basis
	4		

# 4. Utilities of an office or offices

Cost of bills/invoices apportioned to include only costs of utilities or services for the premises declared in the relevant periods.

Allowable items may include:

Electricity bills
Heating bills
Rates
Refuse charges
Water charges
Alarm/security costs
Language service such as translation, interpretation, disability
[e.g. Braille] Bulk
scanning services Bulk

### **HOME**

In the case of a home office, a prorated amount based upon the floor space of the office as a percentage of the total floor area of the dwelling subject to a maximum of 20% of total cost.

shredding

Not Allowable Sundry items of refreshments which includes catering, tea, coffee, newspapers, water, etc

Bank charges/interest

The bills/invoices with the address of the premises, date and amount due

Proof of payment of the bill/invoice for the relevant period

A statement of the costs of bills/invoices that were apportioned by including only costs incurred in the relevant period for the premises declared

Direct debit payments of utility bills made after 1 July 2021 are allowable for the pro rata amount due for the relevant period

If the office is shared with another person and/or used for other types of activities this must be declared and utility bills must be prorated on a reasonable basis

Where an area of a Member's home is used as an office the household utility bills must be prorated on a reasonable basis

5.	Purchase or	Home office furniture and	The bills/invoices should specify
	maintenance of	equipment normally required	the details of the purchase of the
	home office	for the running of a home office	furniture and equipment that
	furniture or		will indicate it is for home office
	equipment	Equipment can include cost of	use, date and amounts to be
		purchase, rental and	paid
		maintenance of any office	
		equipment including tablet PCs	Proof of payment of the bill
		(such as iPads) and IT	/invoice for the relevant period
		equipment (such as laptops)	, i
E.		Charges levied by a local	
A		authority ICT section or ICT	
	2)	service provider for IT	
4		connection or support	
	A.	Not Allowable	
	1	Televisions	
6.	Purchase of	Stationery required for the	The bills/invoices should specify
100	stationery	performance of his or her duties	the details of the purchase of the
3		as an elected member and	stationery that will indicate it is
	<u> </u>	public representative, including	for office use, date and amount
		stamps, envelopes and pre-paid	paid.
4		envelopes.	
_	A		Proof of payment of the
			bill/invoice for the relevant
			period
		A 7 10 10	A sample of stationery should
			also be retained for examination
	4		

7	Insurance	Insurance of the office	Insurance apportioned for office,
'.	including for	accommodation and contents,	office equipment for the relevant
	office	equipment, public liability	period can include:
	accommodation	insurance, employer's liability	period carrincidde.
		insurance and other insurances	A copy of the cortificate of
	equipment and	related to a Members duties	A copy of the certificate of
	public liability	related to a Members duties	insurance with the purpose, date
	insurance		and payment to be made
			La constant de la con
			Insurance documentation for
			public liability, office
d.			accommodation and contents
			should specify the address of
			premises and the amount
A			apportioned for the declared
-			area
			Insurance for equipment should
	4		specify the insurance policy
			number and purpose of
	-		insurance
8.	Cleaning of	Cleaning of office premises	The bill/invoices for the services
1	office	declared by the Member in the	including date of service and
	accommodation	performance of his or her duties	address of the premises where
4		as a Member	the service was provided
_			·
			The bill/invoices for the cleaning
			materials (itemised) where the
			service was not under contract
			(e.g. cleaning products)
			A statement of all services and
			proof of payment signed by the
			contractor (if a long-term
			contract exists)
			0
			The contractors PPS number or
			companies registration office
		<b>~</b>	number
			D
1		· // //	Proof of payment of the bill/
			invoice f <mark>or</mark> the relevant period
1			

[ · ·		
9. Telephone calls	OFFICE  Members are not restricted in	List of office/mobile telephone numbers assigned for the
	the number of office/mobile	performance of the Member's
	telephone lines listed for the	duties for the relevant period.
	allowance where the Member is	
		The. telephone bills/ "Pay As You
	the assigned bill holder/ payer	Go" credit receipt that identify
	The second of Proceedings	the assigned numbers for the
	The cost of line rental,	performance of the Member's
	telephone calls and mobile data	duties for the relevant period
	made by the Member (or on	
	behalf of the Member) in the	Invoices from the local authority
	performance of his or her duties	ICT Unit for additional telephone
	as a Member	services
	SMS text messaging service	Proof of payment of the bill/
CI.		invoice for the relevant period
	Credit purchased for "Pay As	
	You Go" phones is allowable	Home telephone bills to identify
	provided the device is used	that a maximum of 20% of the
6.0	solely for a Member's duties.	combined call, rental and
	Each such phone number must	internet connection costs are
	be publicly listed as a	included
	designated contact number for	
	the Member.	
	HOME	
	Home telephone to a maximum	
	of 20% of the combined call,	
	rental and internet connection	
	costs	
10. Web hosting	Invoices for web hosting, web	The bill/invoice with the date
and other	design and other related costs	and amount of the service/
related		product must specify details to
costs	Invoices for any amounts charged	show it is for use in relation to
	by the ICT section of the service	duties as a Member
	provider may be included pro	
	rata for the relevant period	Proof of payment of the
		bill/invoice for the
	* 67 67	relevant period
	* // ·	<b>E</b> AB

11. Hiring rooms	The hire cost of rooms in any	The bill/invoice for the room hire
for clinics or	location or premises for the	including name, address and date
other	purpose of clinics or meetings	of each event
meetings	with the general public in the	
	performance of his/her	List of events to indicate that
	functions as a Member	the purpose of room hire was
		for his/her functions as a
	Language service such as	member
	translation, interpretation,	
	disability (such as Braille) are	Proof of payment of the
A	available under this category	bill/invoice for the
	3 ,	relevant period
12. Leaflet and	Printing of leaflets and	The bill/invoice for the services
newsletter	newsletters for the performance	including name, address and date
printing and	of his or her functions as a	of each publication or
distribution	Member that is not otherwise	distribution
distribution		distribution
	facilitated by the use of the	Sample(s) to indicate that the
	printing facilities of the local	Sample(s) to indicate that the content was for the
6.00	authority	
	Craphia dasian assta and somissa	performance of his or her
2 · 4	Graphic design costs and services	functions as a member attached
	- Company of the second	to each invoice
	Transport and distribution of	Description and afthe
	leaflets and newsletters for	Proof of payment of the
	the performance of his or her	bill/invoice for the
7	functions as a member	relevant period
	Not allowable	
	Electoral expenses for election	
	to political office or referenda	
•	are not allowable	
13. Advertising	Advertising to publicise work as a	Copies of the advertisement and
relating to the	Member or to publicise clinic	the publication in which it
performance	times, dates, venues, etc	appears to indicate that the
of his/her	times, dates, vendes, etc	content was for the
functions as a	All forms of media can be used	performance of his/her
member		functions as a member
IIIeiiibei	including radio, web advertising, billboards, bus shelters, window	Tunicuons as a member
	biliboards, bus shelters, willdow	Invaign for convices including
		Invoices for services including
		name, address, company
		office

space and social media (excluding registration number, charitable sponsorship, e.g. a golf tee) status number, where applicable Content is limited to the Proof of payment of the invoice/bill, the dates on which Member's name, contact details, addresses, clinic times/title of the the promotion occurred must be meeting, the venue, time and date indicated on the invoice Costs involved with the erection of posters If other public representatives appear in the advertisement, an amount of the cost of the advertisement, prorated on a reasonable basis, is allowable 14. Purchase of Allowable Invoices for the services secretarial Advertising for the service provided including name, support, public Required address, PPS number, company relations and office registration number, expert advice Costs involved with promoting, where applicable organising or assisting the carrying relevant to out of research or studies with local Proof of payment of expenses respect to the local community or government incurred by the Member administrative area functions Two of more Members may jointly commission a person or persons to provide advice or undertake research and the costs are then apportioned Not Allowable Services purchased from a person or persons on a local authority payroll

Part 2: Guidance on rent and other such charges in relation to an office or offices

### **Definition of Premises**

An "office" is a room or rooms used exclusively for or during the relevant period for the transaction of business in the performance of his/her business as a Member. Temporary use of a space adjacent to an office is not included. The principle of apportionment applies.

### Proof of payment of costs

Members must actually incur a cost (proof is required). If no mortgage interest/rent is paid, it does not incur a cost and is therefore not allowable. No imputed costs will be allowed.

### Mortgage Interest

The cost of mortgage interest paid only (or relevant proportion thereof) subject to a maximum of 20% of total mortgage interest cost. A Member may not claim a tax deduction in respect of, say, mortgage interest paid where claimed under the LRA.

#### Rent

The cost of the rent paid in respect of non-owner occupied premises used as an office is allowable.

### Clarification of general terms Mortgage

In the context of the Allowance, mortgage means a loan made available by an institution regulated by the Financial Regulator used for the purchase, repair, development or improvement of the property used as a constituency office. A 'mortgage' does not, in this, context, include a loan secured on the constituency office where the proceeds of that loan were used for a purpose unrelated to the constituency office.

The cost of mortgage interest paid (or relevant proportion thereof) may be claimed as part of the Allowance. The cost of capital repayments may not be claimed.

### Apportionment

Where part of a building is used as a constituency office and part is not, the claim for mortgage interest, rates and other such charges under the Allowance may relate only to the proportion applicable to the constituency office.

### Cost incurred

The Member must actually incur a cost and such cost must be capable of being vouched or receipted. In other words, a Member cannot claim the Allowance in respect of what may be regarded or described as notional or deemed amounts.

### Allowable Expenses - Non-owner occupied premises Rent

The cost of the rent paid in respect of non-owner occupied premises used as a constituency office may be claimed as part of the Allowance (subject, to the maximum of the overall allowance). The rental arrangements should be at 'arms length' with the rent payable not exceeding the general prevailing rent payable for such properties (see above as regards apportionment) and that the conditions are fair and reasonable. The payment by the Member must be capable of being vouched or receipted for compliance intervention purposes. Invoices and the receipt from the owner should include the address of the premises.

# Allowable Expenses - Owner occupied premises Premises

An "office" is a room or rooms used exclusively for or during the relevant period for the transaction of business in the performance of his or her duties as a Member.

An office can include

A member's office in the home

A member's office in a business

a member's office in a moving vehicle purchase costs, vehicle maintenance or insurance costs will not be allowable. Costs of insurance, office improvements, equipment etc are provided for under other headings.

### No mortgage outstanding

Where a Member owns, or part owns, a property in respect of which no mortgage exists, no claim may be made under the Allowance. In addition, a charge may not be imputed (see clarifications above).

### Mortgaged properties

Where a Member holds a mortgage (qualifying as above) on a property used, or partly used, as a constituency office, only that part of the mortgage interest paid by the Member, as apportioned (see clarifications above) and subject to the maximum allowance that may be claimed under the Allowance. There is no provision for including any nominal rent amount on an owner- occupied premises.

### Example 1

Where a Member has a mortgage on the property and that Member uses the whole property as a constituency office, then the cost of the full amount of the mortgage interest paid may be claimed as part of the Allowance (subject, to the maximum allowance).

#### Example 2

Where a Member has a mortgage on the property and that Member uses 50% of property as a constituency office, then the 50% of the mortgage interest paid may be claimed as part of the Allowance (subject to the maximum allowance).

## Example 3

Where a Member owns a constituency office outright whether as part of his residence or otherwise and is not paying rent or a mortgage no claim may be made.

