

REVAL 2021 – Presentation to Westport Chamber of Commerce.

6th March 2020

Declan Lavelle - Head of Valuation Services







#### **Areas Covered**



- Valuation Office & Rating System in Ireland
- Governing Legislation
- National Revaluation Programme
- Process & Appeal Mechanisms
- Key Dates
- Q & A



#### Valuation Office - Who we are & What we do



The Valuation Office has been responsible for Ireland's State valuation service since 1830



We are an independent Office under the aegis of the Minister for Housing, Planning and Local Government



We employ approximately 140 people



We spend approximately €12 Million in delivering our services each year



Our work leads to the levying of approximately €1.46 Billion in Local Authority revenue each year



#### Rates and Rateable Valuation



- Three figures relevant to Commercial Rates:
  - Overall Rates contribution to Annual Budget: Decided by Elected Members of Local Authority
  - Rateable Valuation of Individual Properties ("Net Annual Value"): Determined by Valuation Office
  - Annual Rate on Valuation (ARV): Set by Elected Members
- Valuation x ARV = Amount of Rates liable for collection by Local Authority



#### Rates in Context



Source: Department of Housing, Planning and Local Government – Local Authority Budgets 2018



### What Properties are Rateable?



- A question of law
- All properties are rateable unless specifically exempted
- Section 15, Schedule 3 & Schedule 4 of Valuation Acts 2001-2015
- Section 51 & Schedule 5 Rateable Plant.
- Extensive case law from Valuation Tribunal & Higher Courts on what properties are and are not rateable



# **Fundamental Principles**



- Valuation system based on Net Annual Value (NAV)
- Equity & Fairness through Correctness and Uniformity
- Production of a Valuation List which reflects estimated value of each property, on a specified date, relative to the estimated value of every other property on that list



# Revaluation - Why?



- Restore relativity between different properties, categories
   & locations:
  - Take account of movements in rental values across different sectors/locations which occur over time
  - Reflect Local Economic Factors



- Transparency:
  - Only way to bring Rateable Values back into line with modern property rental values
  - Current market rental values replace old RVs which had Nominal Valuations with no relevance to modern values



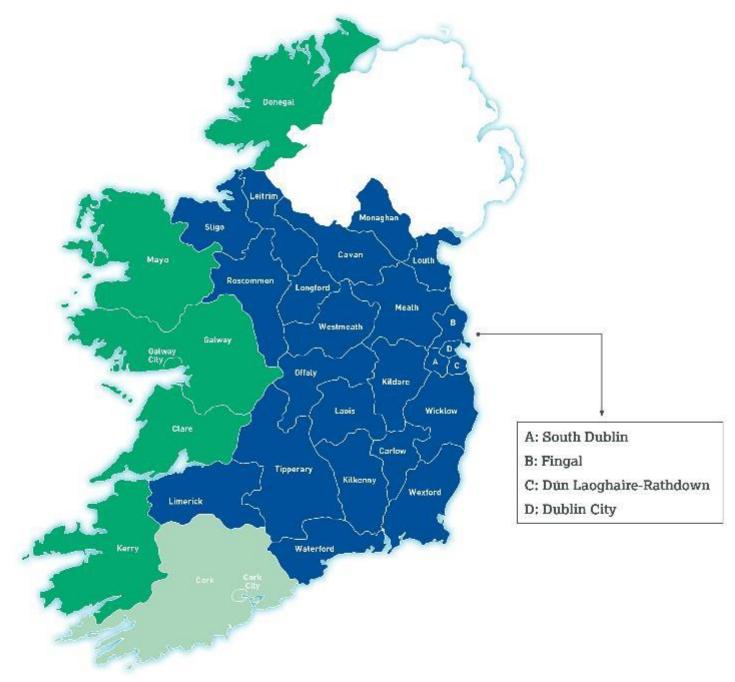
#### What is a Revaluation?



- Revaluation is a Reassessment of the rateable value of all properties in a Local Authority area at the same time, leading to Redistribution of commercial rates burden between ratepayers
- Revenue Neutral for Local Authorities
- Recurring exercise (every 5 to 10 years) to maintain the fairness of rating system
- Results in production of New Valuation List that contains modern valuations for all rateable properties in Local Authority area







### Revaluation: Legal Context



- Part 5 of Valuation Acts 2001 to 2015:
   <a href="https://www.valoff.ie/en/about-us/legislation/">https://www.valoff.ie/en/about-us/legislation/</a>
- "Net Annual Value" specifically defined in legislation
  - Rental Value..... not Capital Value
  - "Correctness" and "Equity & Uniformity"
- Decisions of independent Valuation Tribunal & Higher Courts



#### Revenue Neutral for Council



- Revaluation is about Redistribution of rates liability
- Rates liability of individual ratepayers may change



- "Revenue neutral" for Local Authority:
  - Ministerial Rates Cap: Sec. 56 Valuation Act 2001, as amended by Local Government Rates and Other Matters Act 2019
  - Subject to Sec 56, total amount of rates income remains the same
  - Benefit from Inflation, New Developments, Improvements to existing buildings
  - Benefit from Global Valuations in same year as new list is published
  - Contingency for "Leakage" from new valuation list arising from appeals



# Before & After: Examples



	Property A	Property B	Property C
Old RV	€63.76	€63.76	€63.76
Mayo ARV 2020	78.45	78.42	78.42
Rates Liability before Revaluation (Rounded)	€5,000	€5,000	€5,000
Net Annual Value (NAV) after Revaluation	€20,000	€22,000	€18,000
Indicative ARV after Revaluation***	0.25	0.25	0.25
Rates Liability after Revaluation	€5,000	€5,500	€4,500
Change in Liability due to Revaluation	No Change	+€500	-€500



# Mayo Valuation Order 4<sup>th</sup> November 2019





#### Ordú Luachála

#### Limistéar Údaráis Rátúcháin Chontae Mhaigh Eo

I bhfeidhmiú na gcumhachtaí a thugtar dom le halt 19(1) den Acht Luachála 2001 (Uimh. 13 de 2001), arna leasú le halt 7 den Acht Luachála (Leasú) 2015 (Uimh. 10 de 2015), ordaímse, John O'Sullivan, Coimisinéir Luachála, tar éis dul i gcomhairle leis an Aire Tithíochta, Pleanála agus Rialtais Átiúil. leis seo mar a leanas:

- Sonraítear gurb é atá i limistéar údaráis rátúcháin Chontae Mhaigh Eo ná limistéar ar
  i ndáil leis a bheartaímse, i mo cháil mar Choimisinéir Luachála, duine a cheapadh faoi
  alt 19(2) den Acht Luachála 2001, arna leasú le halt 7 den Acht Luachála (Leasú) 2015,
  ch un a eagrú agus a áirithiú go seolfar luacháil ar mhaoin iomchuí atá suite sa limistéar
  údaráis rátúcháin sin seachas:
  - (a) aon mhaoin iomchuí is ábhar d'ordú faoi alt 53, nó (b) aon mhaoin a shonraítear i Sceideal 4.
- Is é an 16 Meán Fómhair 2019 an dáta ar faoina threoir a chinnfear luach gach maoine iomchuí is ábhar don luacháil a luaitear san ordú seo.
- Is é an 15 Meán Fómhair 2021 an dáta foilsithe i leith an liosta luachála le haghaidh na maoine iomchuí lena mbaineann an t-ordú seo.
- Is é an 29 Deireadh Fómhair 2021 an dáta éifeachtach i leith an liosta luachála le haghaidh na maoine iomchuí lena mbaineann an t-ordú seo.
- An tOrdú Luachála um na hAchtanna Luachála 2001 go 2015 (Comhairle Chontae Mhaigh Eo) 2019 is teideal don Ordú seo.

ARNA THABHAIRT faoi mo láimh an 4ú lá seo de Shamhain 2019

John O'Sullivan Coimisinéir Luachála



Oifig Luachála, Ionad Irish Life, Seiid na Mainistreach Iocht, Baile Atha Cliath | D01 E9X0 Valuation Office, Irish Life Centre, AbbeyStreetLower, Dublin | D01 E9X0 T: +353-18171000 F: +553-1817188 Local:1899.04444





#### Valuation Order

#### Mayo County Council Rating Authority Area

I, John O'Sullivan, Commissioner of Valuation, in exercise of the powers conferred on me by section 19(1) of the Valuation Act 2001 (No. 13 of 2001), as amended by section 7 of the Valuation (Amendment) Act 2015 (No. 10 of 2015), after consultation with the Minister for Housing, Planning and Local Government and Mayo County Council, hereby order as follows:

- The rating authority area of Mayo County Council is hereby specified as being an area
  to which I, as Commissioner of Valuation, propose to appoint, under section 19(2) of
  the Valuation Act 2001, as amended by section 7 of the Valuation (Amendment) Act
  2015, a person to organise and secure the carrying out of a valuation of relevant
  property situate in that rating authority area, other than:
  - (a) any relevant property the subject of an order under section 53, or
  - any relevant property specified in Schedule 4.
- The date by reference to which the value of every relevant property, the subject of the valuation mentioned in this order, shall be determined is 16<sup>th</sup> September 2019.
- The publication date for the valuation list in respect of the relevant properties to which this order relates is 15th September 2021.
- The effective date for the valuation list in respect of the relevant properties to which this order relates is 29<sup>th</sup> October 2021.
- This order may be cited as the Valuation Acts 2001 to 2015 (Mayo County Council) Valuation Order 2019.

GIVEN under my hand, this 4th day of November 2019

John O'Sullivan Commissioner of Valuation



Oifig Luachála, Ionad Irish Life, Sráid na Mainistreach Íocht, Baile Átha Cliath 1 D01 E9X0 Valuation Office, Irish Life Centre, Abbey Street Lower, Dablin 1 D01 E9X0 T: =353-1 817 1000 F: >353-1 817 1100 Locali; 1890 304 444 web: yaww.yaleff.ie email: info@xaleff.ie





# Key Steps in a Revaluation



- Commissioner makes Valuation Order fixing:
  - Valuation Date/Publication Date/Effective Date
- Commissioner & Rating Authority publicise Order
- VO issues REVAL 2021 material to Ratepayers
- VO collects & analyses data
  - Rent/Lease/Tenure details/Trading data
  - Physical property details/survey
  - Data transferred from Rating Authority to VO
- VO issues Proposed Valuation Certificates
- Rating Authority makes Indicative ARV available



# **Key Steps (continued)**



- "Representations" made to Valuation Manager (40 days)
- VO considers Representations
- VO issues final Valuation Certificates
- Commissioner publishes new Valuation List for Rating Authority
- Appeals can be made to Valuation Tribunal (within 28 days)
- Elected Members of Rating Authority set ARV for 2022: November 2021
- New Valuation List becomes effective: 1<sup>st</sup> January 2022



# Proposed Valuation Certificate



Oifig Luachála Valuation Office



John Smith 1 Main Street Dun Laoghaine Co. Dublin

Notice to Occupier - Private & Confidential

#### Proposed Valuation Certificate

Issue of Proposed Valuation Certificate pursuant to Section 25 of the Valuation Act 2001 as amended

#### The Proposed Valuation below is not your Rates Liability

Property Number:	123456	PIN:	ABCU	Issue D	late:	13 <sup>th</sup> March 2020
Proposed Valuation:	* 22	,768	Ratin	a Author	ity:	Dún Laoghaire-Rathdown
	Final date	or submis	sion of r	epresen	tations:	21 <sup>st</sup> April 2020
Category:	Retail (Sho)	ps)	Prope	ty Use:	Shop	
Property Address:	1 Main Stre Dun Leogha Co Bublin		8			

This is an important document. Please read it in conjunction with the enclosed Explanatory Letter.

Declar Lavelle Valuation Manager

The basis of calculating your Proposed Valuation is on the reverse of this document. Please review it carefully in conjunction with the enclosed explanatory letter.

Your rates liability for 2021 will be calculated by multiplying the Valuation of the property, as assessed by the Valuation Office, by the "Annual Rate on Valuation" (ARV) which will be set by Dun Lagghaire-Rathdown County Council at its budgetary meeting later this year.

#### VALUATION & ARV - RATES BILL

Please refer to your Local Authority website for more information on the indicative ARV for 2021. You can use this figure to estimate your indicative rates liability for 2021.

If you are dissatisfied with any of the material particulars stated in the Proposed Valuation Certificate above, you may make representations to the Valuation Manager within 40 days from the date of issue of this notice.

Offig I country, local firsh Life, Solid on fitting worth finite, Soile Artic Cloth 1, Diff FR09. Valuation Office, Insh Life Centre, Abbey Steet Lover, Dublin 1, DOI DSR0 Oifig Luachála Valuation Office



#### How was my Proposed Valuation calculated?

The table below summarises the elements (different floor levels, floor uses and floor areas) that we have taken into account in calculating your Proposed Valuation. Please review this carefully.

Floor Level	Flour Use	Floor Area (m2)	C per m2	Total Valuation €
0	RETAIL 20NE A	30.03	400,0000	12,012.00
a a	RETAIL ZONE B	38.61	200.0000	7,722.00
0	RETAIL ZONE C	24.10	100,0000	2,410.00
D:	STORE	15.98	40,0000	614.40
		Total Valuation (	Rounded)	€22,758.00

If any of the elements detailed in the table above are incorrect, or you are dissatisfied with the Valuation, you may make representations to the Valuation Manager within 40 days from the date of issue of the Motice.

#### The Proposed Valuation above is not your Rates Liability

#### Data Protection

The Valuation Office is subject to the Data Protection Acts 1988, 2003 and 2018 and the Coneral Data Protection Regulation.

Information provided to the Valuation Office is used for the purposes of carrying out functions under the Valuation Acts 2001 - 2019.

Further information on data protection is available at <a href="https://www.valoff.eien/about-us/corporate-policies/vlata-protection/">https://www.valoff.eien/about-us/corporate-policies/vlata-protection/</a>

If you need clarification on any aspect of this notice you may a mail revaldunizating valofful or contact our Helpline by seephoning 48 137 1033 from 9 30am to 5.30pm Monday to Thursday and from 9.30am to 5.15pm on Finday (excluding public holidays).

Offig Laschdia, Jonad Irish Life, Schild na Mainistreach Íocht, Balle Átha Cliath 1, DBH 2000. Valuation Office, Irish Life Gentre, Abbey Street Lawer, Outlin 1, DBN 5180.



### We use evidence from Multiple Sources

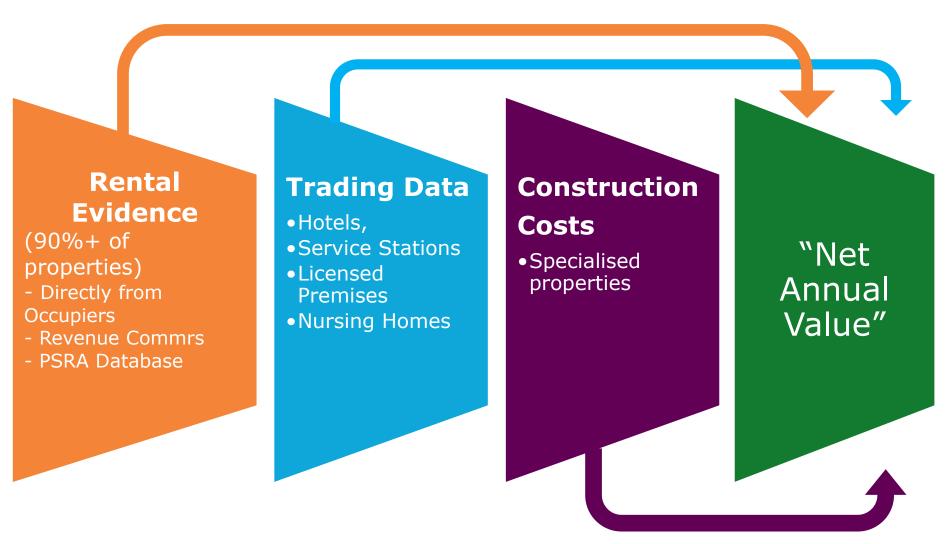


- Occupiers Valuation Forms
  - Rental Market Evidence September 2019
  - Trading Data/Accounts for certain categories of property
  - Development/Construction costs for specialised properties
- Revenue Commissioners "Particulars Delivered" transactions
  - Contemporary Rental Market Evidence from Stamp Duty paid on Leases
- Details from the Property Services Regulatory Authority (PSRA) Register of Commercial Leases
  - Tenants of commercial leases are required to return particulars of their lease to the PSRA within 30 days



# How We Value Property for Rating Purposes







# Rental Evidence – Revaluation Information Form

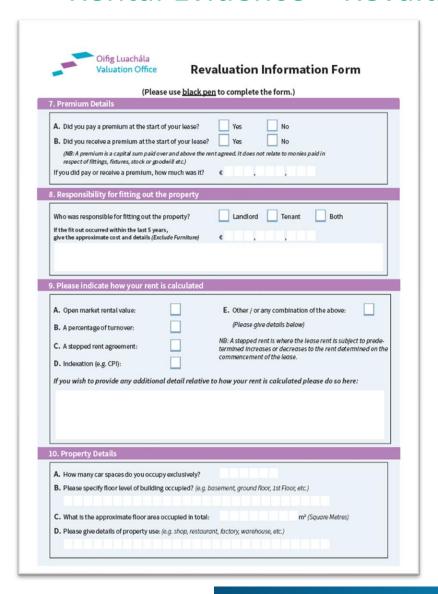
	You may complete this form online at www.valoff.ie
	Property Number PIN Code
	Prioperty Number Prin Code
w	re unsure as to what property this form relates to, you can obtain the relevant property address online at www.valoff.ie. You will need the relevant Property Number and PIN Code as provided above to log in.  (Please use <u>black pen</u> to complete the form.)
. Occup	oier's Details
Occi	upler Name (Owner Name where owner is occupier)
A.	
Trad	Ing Name
B.	
Com	panies Registration Office (CRO) Number
c.	
Elrco	de
D.	
Telep	phone Number
E.	
Ema	Il Address (if any)
F.	
Nam	e of Managing Agent(if ary)
G.	
1	Management Agent Number
i.	
. Owne	ership of Premises
_	
-	own these premises? Yes No
	and you purchased the premises within the past five years please give:
	Purchase / (Month and Year)
Purchas	e Price €

(plane we blade)	and a complete the forms \
(Please use <u>black pe</u> . Landlord's/Owner's Details	<u>n</u> to complete the form.)
Landlord's/ Owner's Name	
Address	
	Eircode
	es No
Ale you connected to the condotor.	
If "Yes", please Indicate	amily Business Other
. Lease Details(Where the property is leased)	
A. Stamping document ID (as notified to PSRA): This is the number received from the Revenue eStamping System. It is 9 digits and one letter	
B. Commencement date of current lease:	/ (Month and Year)
C. Length of lease: (example; 9 years and 4 months)	Years Months
D. Rent review period: (example, every 5 years)	Years
E. Date of last review:	/ (Month and Year)
F. Annual rent agreed at last review or start of lease:	C , , ,
<ul> <li>G. Is this the rent you currently pay?</li> <li>H. If "No", state current rent payable per annum (ex VAT):</li> </ul>	Yes No
Date of break clause, if any:	/ (Month and Year)
. Who is responsible for payment of? (Fill the app	oronriata hoxes
*Owner where Owner is Landlord	
A. External repairs:	Landlord* Tenant Both
B. Internal repairs:	Landlord* Tenant Both
C. Building insurance:	Landlord* Tenant Both
D. Rates:	Landlord* Tenant Both
. Rent Free Period	
Was there a rent free period at the start of your lease?	Yes No





#### Rental Evidence – Revaluation Information Form

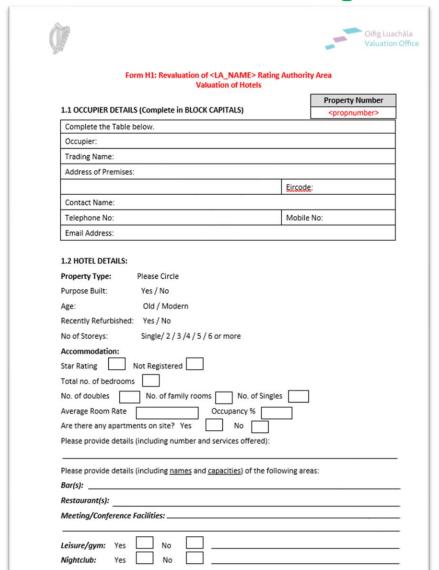


1. If you wan		se <u>black pen</u> to complete the form.) Linformation, please do so below
2. I confirm t	o the best of my knowl	edge, the above information is correct
	to the best of my knowl	edge, the above information is correct
	to the best of my knowl	Date (dd/mm/yyy)
Signature		Date (dd/mm/yyyy)
Signature Name (Block Ca)	o itals)	Date (dd/mm/yyyy)
Signature Name (Block Ca)		Date (dd/mm/yyyy)
Signature Name (Block Ca)	o itals)	Date (dd/mm/yyyy)
Signature Name (Block Ca)	oitals) ccupier, Company Director, etc.)	Date (dd/mm//yyy)
Signature Name (Block Ca)	oitals)  ccupier, Company Director, etc.)  Thank	Date (dd/mm/yyyy)  / / /  you for completing this form.
Signature Name (Block Ca)	oitals) ccupier, Company Director, etc.) Thank Please re	Date (dd/mm//yyy)





# Trading Data – H1 Form



Golf Shop: Yes No	
Car Parking: Yes No Please provide details of any other facilities:	
Please provide details of any other facilities:	
1.3 MARKET & OTHER RELEVANT INFORMATION	
Are you renting this premises? Yes No	
If renting, provide the following lease details:	
Commencement date of lease:	
Length of Lease: Annual Rent p.a. (excl. Vi	AT):
Date Current Rent Agreed:	
Rent review pattern:	
Does the rent include residential accommodation? Yes	No 🗌
Responsibilities of Tenant: Tick as appropriate  External Repairs Internal Repairs Building Insurance  Other relevant information:	
If rented please provide a copy of the lease.	
If you purchased the property, provide the following details:	
Date of purchase:	
Condition at date of purchase:	
Details of fit out & improvements:	
Other relevant information:	
If you are responsible for its construction provide the following details:	
Date of construction:	
Cost of construction:	
Other relevant information:	
If you are responsible for an extension to the property provide the follo Date of extension:	wing details:
Cost of extension:	





### Trading Data – H1 Form





Property Number

propnumber>

#### Further details and particulars required are:

- Copies of the audited accounts to include detailed profit and loss accounts for the most recent 3 years for which figures are available.
- b. Management accounts to cover same 3 year period, the information will include breakdown of turnover between the various trading activities and details of occupancy levels, room rate and RevPAR (Revenue per Available Room).
- c. Financial projections to cover the next 12 month period.
- d. Nature of Business please tick relevant one(s)

Leisure Breaks	
Corporate	
Bus Tours	
Weddings	Approx. No per annum:
Other – please elaborate	

- Details of all franchise, licence and other arrangements in relation to the operation of the property.
- f. Details of Competitive Set (competing hotels)

Any other information which may be relevant for consideration by the Valuation Office (brief description)

Please include the Property Number cgropnumber on all documents returned.





#### Certification by Accountant:

I hereby certify that the information provided is true and accurate in relation to the above subject property.

Signature of Accountant	
Date:	
Particulars of Accountant: Name:	
Name of Firm, if applicable:	
Address:	
Contact Phone Number:	
Email Address:	
Accountancy body of which a	member:
Membership Number:	

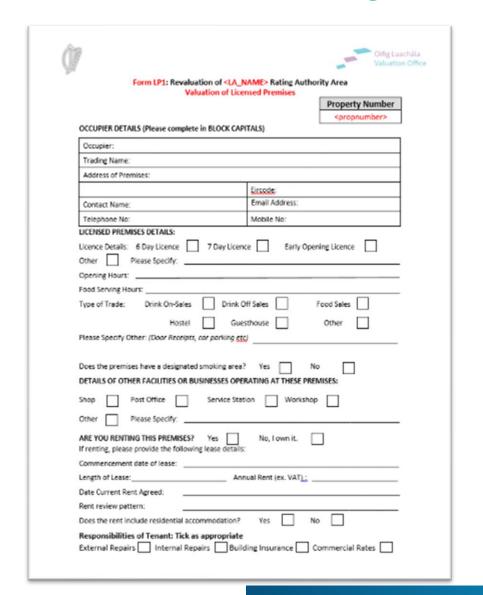
Completed forms must be returned by 16th December 2019 to:

By Email	By Post
s45returns@valoff.ie	Freepost
	The Valuation Office,
	Block 2, Irish Life Centre,
	Abbey Street Lower,
Please include the Property Number	Dublin 1
<pre><pre>propnumber&gt; in the subject line.</pre></pre>	D01 E9X0





### Trading Data – LP1 Form







#### Form LP1: Revaluation of <LA\_NAME> Rating Authority Area Valuation of Licensed Premises

Extracts From Accounts and Trading Information (Include only details of trade at the licensed premises)

Note 1: Franchise Income: Income arising to the occupier of a licensed premises from the granting of permission to a third party to carry out specified commercial activities on the licensed premises;

generally refers to a food franchise.

Financial Ir	nformation	2016	2017	2018	2019 Projection
	'ear End Date:				
Turnover:	Drink On-Sales				
	Drink Off-Sales				
	Food Sales				
	Accommodation				
	Other ( Door Receipts etc)				
	Franchise Income (see note 1 below)				
	Total Turnover				
Cost of Sal	es:				
Gross Prof	it:				
Expenses:	Wages & Salaries				
	Insurance				
	Rent				
	TV Subscriptions				
	Entertainment				
	Repairs & Maintenance				
	Licence Fees				
	Security Costs				
	Legal Fees				
	Other (Please specify)				

Note 2: You may be requested to supply supporting information including copies of lease/licence agreements, copies of audited/certified/management accounts, etc. at a later date.





# Trading Data – SS1 Form

	e Stations Property Number
	<pre><pre><pre>propnumber&gt;</pre></pre></pre>
OCCUPIER DETAILS (Please complete in BLOCK CAPITAL	LS)
Occupier: Trading Name:	
Address of Premises:	
Addies of Fernises.	Eircode:
Contact Name:	***************************************
Telephone No:	Mobile No:
Email Address:	•
TM Post Office Coffee Service Fue	l Card Sales Truck Stop
Orive Thru	
Opening Hours:	
Opening Hours:	
Opening Hours:  24 Hours  Other  Please Specify	
Opening Hours:  24 Hours Other Please Specify  Additional Information:	
Opening Hours:  24 Hours  Other  Please Specify  Additional Information:  No. of Islands  No. Pumps  Canopy: Yes	

Property Det	ails: Details of	Other Facili	ties or Bu	sinesses ass	sociated	Property N <pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	
•	Workshop	Motor	Showroom		Oil Denot		
_					оп верог		
Other P	lease Specify				_		
Market Detai Are you rentir	<b>ls:</b> ng the property:	Yes [	No. [				
If Yes, provide	e details:						
Commenceme	ent Date of Leas	e:			_		
Annual Rent p	oaid (excl. VAT):						
Date current	rent agreed:				_		
Rent Review F	Pattern:				_		
Responsibiliti	es of Tenant: Ti	ck as approp	oriate				
External Repa	irs Internal	Repairs	Building I	nsurance	Commer	cial Rates [	
Turnover: Lot	s (excl. VAT): Si ttery Turnover, [ led here: Breakd	Payzone Turr	nover, Ciga	rette Turnov			
2016	Total Shop TO	Cigarettes	Lottery	Payzone	Top Ups	Car Wash	Franchi
Turnover	Total Sliop 10	eigui ettes	Lottery	Lugavos	TOP OPS	Cui VVa3II	riancili
Cost of Sales							
Gross Profit							
2017	Total Shop TO	Cigarettes	Lottery	Payzone	Top Ups	Car Wash	Franchi
Turnover	Total Shop 10	O'BUTCTICS	Lottery	AMERICAN DE	. op ops	Cui vrusii	riunciii
Cost of Sales							





## Trading Data – SS1 Form

#### Breakdown of Turnover / Throughput Continued:

2018	Total Shop TO	Cigarettes	Lottery	Payzone	Top Ups	Car Wash	Franchise
Turnover							
Cost of Sales							
Gross Profit							

Projected 2019	Total Shop TO	Cigarettes	Lottery	Payzone	Top Ups	Car Wash	Franchise
Turnover							
Cost of Sales							
Gross Profit							

#### **Fuel Sales**

2016	Forecourt Sales	Fuel Card Sales	Truck Stop Sales
Turnover			
Cost of Sales			
Gross Profit			
Throughput (litres)			

2017	Forecourt Sales	Fuel Card Sales	Truck Stop Sales
Turnover			
Cost of Sales			
Gross Profit			
Throughput (litres)			

2018	Forecourt Sales	Fuel Card Sales	Truck Stop Sales
Turnover			
Cost of Sales			
Gross Profit			
Throughput (litres)			

Projected 2019	Forecourt Sales	Fuel Card Sales	Truck Stop Sales
Turnover			
Cost of Sales			
Gross Profit			
Throughput (litres)			

#### Further details and particulars required are

- Details of all licences attaching to the property, including details of licence for storage of dangerous substances.
- The number of and capacity of each underground and each above ground fuel storage tanks (in litres).
- Accounts and Trading Information for the most recent 3 years for which figures are available:
  - a. Copies of the audited or certified accounts to include the detailed profit and loss accounts. Where audited or certified accounts are not available for this particular property, management accounts will suffice.
  - Details of agency fee / commissions receivable for Lotto, <u>Payzone</u>, Cigarettes,
     Top Ups, Fuel or Franchise Fee.
  - c. Details of any rebates received.
  - d. Overall profit report / Station Master report for the 3\_xear period in the accounts.
  - Financial projections to include a breakdown of turnover and fuel throughput (in litres) for 2020.
- 4. Market information:
  - a. Copy of tie / solus arrangement, where applicable.
  - b. Copy of lease / licence agreements where the property is held on lease / licence.
  - Date of purchase and price paid, for freehold or leasehold interest acquired during the past 5 years.
  - Details of all franchise, licence and other arrangements in relation to the operation of the property.
- 5. Construction and Redevelopment:
  - Details and costs of construction/redevelopment works carried out over the past 5 years.

Please include the Property Number propnumber on all documents returned.







	Carlow	Kilkenny	Kildare	Leitrim	Longford
Reduced Rates Liability	54.9%	56.5%	52.2%	70%	65.4%
Increased Rates Liability	42.3%	41%	42.2%	24.3%	30.7%
No Change/New Property	2.8%	2.6%	5.6%	5.7%	3.9%





	Offaly	Roscommon	Sligo	Westmeath	Laois
Reduced Rates Liability	58%	62.8%	68.8%	55.8%	64.6%
Increased Rates Liability	38%	33.2%	26.9%	38.5%	33.2%
No Change/New Property	4%	4%	4.4%	5.6%	2.2%





	Cavan	Fingal	Louth	Meath
Reduced Rates Liability	66.1%	75.5%	57.9%	69.0%
Increased Rates Liability	31.4%	21.3%	38.6%	28.7%
No Change/New Property	2.5%	3.2%	3.5%	2.3%





	Monaghan	Tipperary	Wexford	Wicklow
Reduced Rates Liability	66.0%	69.9%	62.1%	62.9%
Increased Rates Liability	32.0%	26.8%	34.7%	33.7%
No Change/New Property	2.0%	3.3%	3.2%	3.4%

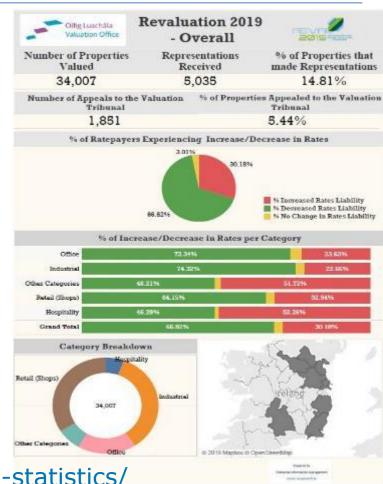


# Reval 2019 - Analysis of Outcome



"Across the 8 local authorities being revalued, over 65% of ratepayers will see a reduction in their rates liability after revaluation......

In those counties, 54% of ratepayers will have a rates liability of less that €2,500 per annum, 75% will have a liability less than €5,000 and 83% will have a liability less that €7,500".



www.valoff.ie/en/revaluation/reval-2019-statistics/



### **VO Supports for Ratepayers**



- VO provides hardcopy material to Ratepayers
  - Making of the Valuation Order
  - Issue of Proposed Valuation Certificates
  - Issue of Final Valuation Certificates
- Media advertisements
- Briefing of Elected Representatives & copies of Specimen Documents
- "Walk-in" Clinics for ratepayers
- Extensive engagement with Trade Bodies
- Valuation Office website <u>www.valoff.ie</u>,
- Dedicated E-mail address
- Telephone Helpline 01 8171033 Lo-Call 1890 531 431



### **Ratepayer Supports**







WALK-IN CLINICS



HELPLINES & EMAIL



STAKEHOLDER BRIEFINGS /PRESENTATIONS



# **Appeal Mechanisms**



- "Representations" to Valuation Office by Ratepayer
  - 40 days from Proposed Valuation certificate
  - Informal process with no fee
  - Happens before valuation is finalised
- Valuation Tribunal
  - 28 days
  - Statutory Fee
  - Formal and quasi-judicial process
- Three possible outcomes:
  - No change
  - Valuation decreased
  - Valuation increased
- Appeal to Higher Courts on Point of Law



#### **Reval 2021 Timelines**

June 2019

 Consultation Period with Local Authorities and Department of Housing, Planning and Local Government started

June – October 2019 • Engagement with Local Authorities regarding Revaluation process

November 2019

- Valuation Orders Signed
- Revaluation Information Forms sent out to Ratepayers

December 2019 – Q1 2020 Section 45 Forms issued for certain categories of property

November 2019 – Q1 2021 All data collected and analysed by VO



#### **Reval 2021 Timelines**

01 2021

- Proposed Valuation Certificates (PVCs) Issue
- Occupiers have 40 days to submit representations to the Valuation Office if dissatisfied

Q1 – Q3 2021 • Representations are considered and any changes are made

Q3 2021

- Final Valuation Certificates Issue
- New Valuation List published
- Appeals can be made to the independent Valuation Tribunal

January 2022 New Valuations take effect for Rates purposes



#### **Key Dates**



- Mayo Valuation Order signed: 4<sup>th</sup> November 2019
- Valuation Date: 16<sup>th</sup> September 2019
- Revaluation Information Form: December 2019
- Trading data (S45 Notice): December 2019/Q1 2020
- Proposed Valuation Certificates issuing: Q1 2021
- Period for making Representations: 40 days



- Publication of new Valuation List: 15<sup>th</sup> September 2021
- Appeals to Valuation Tribunal within 28 Days
- New List effective for Rates purposes: 1<sup>st</sup> January 2022



### Summary



- Revenue neutral exercise for Local Authority
- Based entirely on Local Evidence Local rents and local trading data only
- Ratepayer provides information requested by VO
- Outstanding Information? Provide it now!
- Dissatisfied with proposed valuation? Make a representation - online
- VO's Objective Publish a Valuation List that is Fair & Equitable to every Ratepayer and to Local Authority
- Well established statutory process
- Appeal to independent Valuation Tribunal



# Questions





