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Budget 2005 Stamp Duty

The stamp duty rates payable by first time buyers who are owner occupiers of second-hand houses up to €35,000 have been reduced. The revised stamp duty rates, which will apply to instruments (e.g. deeds of conveyance or transfer or leases) executed on or after 2 December 2004, are set out in the table below.

STAMP DUTY: RESIDENTIAL

<i>Value</i>	<i>1st Time Buyers</i>	<i>Owner-Occupiers</i>	<i>Investors</i>
Up to €127,000	Nil	Nil	Nil
€127,001- €190,500	Nil	3.00%	3.00%
€190,501- €254,000	Nil	4.00%	4.00%
€254,001- €317,500	Nil	5.00%	5.00%
€317,501- €381,000	3.00%	6.00%	6.00%
€381,001- €635,000	6.00%	7.50%	7.50%
Over €635,000	9.00%	9.00%	9.00%

Contracts

Where a contract has been entered into prior to 2 December 2004 the new rates will apply provided the instrument (e.g. deed of conveyance or transfer or lease) giving effect to the contract is executed on or after 2 December 2004.

New Houses

First time buyers who are owner-occupiers will continue to be exempt from stamp duty on new residential property with a floor area of up to 125 square metres. Partial relief based on the new rate structure outlined above, will continue to apply to such buyers where the floor area of the property exceeds 125 square metres.

Certificates in Deeds

There has been no change in the stamp duty threshold bands and the transaction certificate to be included in deeds of conveyance or transfer or leases should continue to recite the appropriate threshold amount.

Effective Date

To give immediate effect to the Minister's Budget announcement, the Revenue Commissioners will, on an administrative basis, until the enactment of the Finance Act 2005, apply the above changes to instruments (e.g. deeds of conveyance or transfer or leases) executed on or after 2 December 2004

Financial Cards

Finance Act 2005 will introduce provisions that shall remove the double charge to Stamp Duty that can arise from switching credit cards, charge cards, ATM cards and laser cards.

The information contained in this memorandum is a general guide. It should not be used as a basis for making decisions or as a substitute for professional tax advice. Every effort has been made to provide accurate information in this document. As such we are unable to accept liability for any errors or omissions which may arise.

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