**For Immediate Release**

12th December 2013

**LANDLORD TAXATION OUT OF STEP IN IRELAND**

The Irish Property Owners Association (IPOA), through its involvement with the International Union of Property Owners (UIPI), has released a survey of taxation of rental properties which shows Irish residential landlords are one of the highest taxed of 22 EU countries.

Only taking account of basic tax on rental income, Ireland’s rates are way above France, Germany, Portugal, Spain, the UK and Switzerland.  Ireland’s tax rate is 41% over €32,800.  Only Slovenia taxes its landlords more with 41% kicking in at €14,375, but contrast that with Switzerland where an 11.6% higher rate does not kick in unless rental income is over a whopping €614,065, or even Portugal and Spain, where a lot of Irish people maintain second homes, with a 53% rate only applying over €250,000 in Portugal and a 52% rate over €300,000 in Spain.

“These figures show that Irish taxation of private residential landlords is seriously out of kilter with other EU economies,” said IPOA Chairman, Stephen Faughnan, “and would appear to suggest that many EU Governments treat the private rental sector as a partner in the provision of accommodation, unlike the Irish Government which not only insists on charging tax on a loss in many cases, but also does not allow 25% of interest paid on a mortgage to be called an expense.”

The full details are:

**Country                                                         Basic tax rate                                   Income at which the higher level applies**

Austria                                         0% to 50%                                               €60,000

Belgium                                       25% to 50%                                             €36,300

Bulgaria                                     10%                                                           Whole income

Cyprus                                          0% to 35%                                               €60,000

Czech Republic                           15%                                                           Whole income

Denmark                                      24.6%                                                       Whole income

Finland                                         30% to 32%                                            Whole income

France                                          0% to 45%                                               €150,000

Germany                                      0% to 45%                                               €250,730

Greece                                         10% to 33%                                             €12,000

Hungary                                       6%                                                            Whole income

Ireland                                         20% to 41%                                            €32,800

Italy                                              15% to 21%                                              Whole income

Norway                                        28%                                                            Whole income

Portugal                                       14.5% to 53%                                           €250,000

Romania                                      16%                                                            Whole income

Slovakia                                       19% to 25%                                              Whole income

Slovenia                                       0% to 41%                                                 €14,375

Spain                                            24.75% to 52%                                         €300,000

Sweden                                        30%                                                            Whole income

Switzerland                                  0% to 11.5%                                             €614,065

UK                                                  20% to 45%                                              €180,041

END

Irish Property Owners’ Association

Ashtown Business Centre,

Navan Road.

Dublin 15.

Tel:  01-8276000     [www.ipoa.ie](http://www.ipoa.ie/)