
Current rates of Stamp Duty

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Overview

Some Stamp Duty rates are fixed amounts. Other [Stamp Duty](#) rates vary depending on:

- the type of property that an instrument (written document) transfers
and
- the date you execute (sign, seal or both) the instrument.

Residential and non-residential land and buildings

The current Stamp Duty rates for residential and non-residential land and buildings are set out in the table below.

Type of property	Consideration	Rate of Stamp Duty
Residential	First €1 million	1%
Residential	Excess over €1 million	2%
Non-residential	-	6%*

*** Note:** The 6% rate applies to instruments executed on or after 11 October 2017. The Finance Act 2017 provides for transitional arrangements. Under the arrangements a 2% rate of duty is chargeable on instruments executed before 1 January 2018:

- where there is a binding contract in place before 11 October 2017
- **and**
- the instrument contains a certificate.

The wording of the certificate is:

"It is hereby certified that this instrument was executed solely in pursuance of a binding contract entered into before 11 October 2017."

You may have paid the duty at the rate of 6%. If you did, you may now seek a refund if the transitional arrangements apply. To claim a refund you should:

- [\[PDF\] amend the Stamp Duty return](#) (the link explains how to amend the return)
- **and**
- write to the [National Stamp Duty Office](#).

In your letter you should:

- quote the Document ID (you will find this on the original Stamp Duty return)
- **and**
- confirm that you have amended the return and are seeking a refund.

You should include the following with your letter:

- a certified copy of the binding contract
- **and**
- a certified copy of the instrument.

If you executed the instrument before 19 October 2017 it may not contain the certificate. In this case, you should also include a letter signed by the seller(s) and purchaser(s). Your letter must certify that the instrument was executed solely in pursuance of a binding contract entered into before 11 October 2017.

If the:

- transitional arrangements apply
- **and**
- you paid the Stamp Duty at a rate of 2%

you will not have received a Stamp Certificate. To receive the certificate, you should [amend the Stamp Duty return](#) (the link explains how to amend the return).

If you:

- filed the return on time
- and**
- paid all the Stamp Duty due on time

the Stamp Certificate will issue automatically to your ROS inbox.

If the:

- transitional measures apply
 - you have filed a return
- and**
- you have not paid the full amount of Stamp Duty at the rate of 2%

you will not have received a Stamp Certificate.

To receive the certificate, you should:

- [amend the Stamp Duty return \(the link explains how to amend the return\)](#)
- pay the full amount of Stamp Duty due at the rate of 2%
- pay the interest due on late payment (if applicable)
- pay the surcharge due on late filing (if applicable).

Once payment has been made you will receive the Stamp Certificate automatically into your ROS inbox.

There is no surcharge or interest chargeable where:

- the return was filed
- and**
- the full amount of duty due at the rate of 2% was paid

on time.

Other non-residential property

Apart from:

- [shares, stocks or marketable securities](#)
- or**
- policies of (life and non-life) insurance

you also pay Stamp Duty on other non-residential property such as goodwill at the same rate that applies to transfers of land and buildings.

Mixed use property

If your property is part-residential and part non-residential, you apportion the consideration and apply:

- the residential rate to the residential part
and
- the non-residential rate to the non-residential part.

You should:

- apportion on a just and reasonable basis
and
- keep a record of how you reached the decision to apportion the consideration.

Leases (including agreements for a lease)

You do not pay Stamp Duty on a lease for a residential house or apartment if:

- the rent is €40,000* or less per year
and
- the period of the lease is 35 years or less, or is for an indefinite period.

***Note:** If you executed the lease before 25 December 2017 the figure for rent is €30,000.

For other leases, you pay Stamp Duty on the average annual rent and any premium.

You also pay Stamp Duty on any produce or other goods included in the cost of the lease.

The rate of Stamp Duty you pay on the premium depends on the type of property covered by the lease. The current Stamp Duty rates are set out below.

Type of property	Consideration	Rate of Stamp Duty
Residential	First €1 million	1%
Residential	Excess over €1 million	2%
Non-residential	-	<u>6%*</u>

If you have a part-residential, part non-residential property, apportion the consideration between the property parts.

You should:

- apportion on a just and reasonable basis
and
- keep a record of how you reached the decision to apportion the consideration.

The rate of Stamp Duty you pay on the average annual rent depends on the period of the lease. The current Stamp Duty rates are set out below.

Period of the lease	Rate of Stamp Duty on average annual rent
Not exceeding 35 years or indefinite	1%
Exceeding 35 years but not exceeding 100 years	6%
More than 100 years	12%

If an existing lease for residential property is assigned to you, you pay Stamp Duty at:

- 1% on the first €1 million
- and**
- 2% on the excess over €1 million.

You pay Stamp Duty at the same rate as applies to transfers of non-residential property if an existing lease for non-residential property is assigned to you.

You pay a fixed Stamp Duty of €12.50 for each of the following:

- a lease made at a later date for an agreement already stamped
- any other lease relating to Irish land and buildings, or a right or interest in Irish land and buildings
- a rent review clause (you also pay Stamp Duty on the lease containing the rent review clause).

*The Finance Act 2017 provides for transitional arrangements, see link below.

Leases - transitional arrangements

The 6% rate of Stamp Duty on lease premiums applies to instruments executed on, or after, 11 October 2017. The Finance Act 2017 provides for transitional arrangements. Under the arrangements a 2% rate of duty is chargeable on instruments executed before 1 January 2018:

- where there is a binding contract in place before 11 October 2017
- and**
- the instrument contains a certificate.

The wording of the certificate is:

"It is hereby certified that this instrument was executed solely in pursuance of a binding contract entered into before 11 October 2017."

You may have paid the duty at the rate of 6%. If you did, you may now seek a refund if the transitional arrangements apply. To claim a refund you should:

- [\[PDF\] amend the Stamp Duty return](#) (the link explains how to amend the return)

and

- write to the [\[PDF\] National Stamp Duty Office](#).

In your letter you should:

- quote the Document ID (you will find this on the original Stamp Duty return)

and

- confirm that you have amended the return and are seeking a refund.

You should include the following with your letter:

- a certified copy of the binding contract

and

- a certified copy of the instrument.

If you executed the instrument before 19 October 2017 it may not contain the certificate. In this case, you should also include a letter signed by the seller(s) and purchaser(s). Your letter must certify that the instrument was executed solely in pursuance of a binding contract entered into before 11 October 2017.

If the:

- transitional arrangements apply

and

- you paid the Stamp Duty at a rate of 2%

you will not have received a stamp certificate. To receive the certificate, you should [\[PDF\] amend the Stamp Duty return](#) (the link explains how to amend the return).

If you:

- filed the return on time

and

- paid all the Stamp Duty due on time

the stamp certificate will issue automatically to your ROS inbox.

If the:

- transitional measures apply

- you have filed a return

and

- you have not paid the full amount of Stamp Duty at the rate of 2%

you will not have received a stamp certificate.

To receive the certificate, you should:

- [\[PDF\] amend the Stamp Duty return](#) (the link explains how to amend the return)
- pay the full amount of Stamp Duty due at the rate of 2%
- pay the interest due on late payment (if applicable)
- pay the surcharge due on late filing (if applicable).

Once payment has been made you will receive the stamp certificate automatically into your ROS inbox.

There is no surcharge or interest chargeable where-

- the return was filed
and
- the full amount of duty due at the rate of 2% was paid

on time.

Shares, stocks and marketable securities

You do not pay Stamp Duty on an instrument that transfers shares, stocks or marketable securities if:

- the consideration is €1,000 or less
and
- the instrument is not part of a larger transaction or series of transactions.

Otherwise, you pay a Stamp Duty rate of 1% of the consideration.

We outline below an example of how Stamp Duty operates where:

- the consideration is less than €1,000
but
- the instrument is part of a larger transaction or series of transactions.

Example 1

David owns 210 shares in XYZ Ltd.

David sells the shares to you in a single transaction for €5,600.

David executes seven stock transfer forms, each of which transfers 30 shares valued at €800 to you.

Although the consideration in each instrument is less than €1,000, each instrument is part of a larger transaction. You must:

- file seven Stamp Duty returns (one for each stock transfer form)

and

- tick the box on each return stating that the transaction is part of a larger transaction.

You pay Stamp Duty on each stock transfer form.

You also pay Stamp Duty at the rate of 1% on:

- a written option to buy or sell shares, stocks or marketable securities

and

- written transfers of existing share options.

You may have a claim to an exemption or relief. For example, most share option agreements and transfers of existing share option agreements are exempt from Stamp Duty.

Policies of (life and non-life) insurance

For assignments (transfers) of policies of (life and non-life) insurance, you pay 0.1% of the consideration or surrender value.

Counterparts

If you require a stamp certificate for a counterpart (duplicate), you pay a fixed Stamp Duty of €12.50 for it. However, if the duty on the original instrument is less than €12.50, you pay the lesser amount for each counterpart.