

Tenant Purchase Scheme.

This scheme enables a tenant of a local authority house, with at least 12 months tenancy, to purchase the house outright or by way of shared ownership. Most Local Authority houses can be bought with the exception of houses provided for and occupied by elderly people and flats. The price of the house will be its market value, as determined by the local authority, in its existing state of repair and conditions less any discounts. The structural condition of the house will be taken into account and any increase in the market value due to the improvements you made will be disregarded in calculating the price. You will be allowed a discount of the value of the house for each year of tenancy of a local authority house (up to a maximum of 10 years), plus €3,809 in lieu of the first time buyers grant.

The following criteria applies:

- You must have been a tenant of a local authority house for at least one year.
- No arrears under rent account

Apartments or flats are not included in the tenant purchase scheme.

If you disagree with the local authority's valuation of your house, you can contest it by getting a valuation certificate from a qualified valuer. If there is a significant difference between the local authority's original valuation and the valuation submitted by you, then the local authority will refer it to the Valuation Office.

You can either get a mortgage with a bank or building society Paying for a home or you can apply to your local authority for a local authority mortgage. This may be a variable interest rate loan so that repayments will go up or down with general interest rates or the interest rate will be fixed for the first five years of the loan.

No stamp duty is payable on the house.

The scheme is ongoing and no closing date is set.

The Council is under no obligation to put any dwelling being purchased into good structural condition prior to sale.