

Help to Buy Scheme

Your guide on what to expect

ballymore.

What is the Help to Buy Scheme?

The Help to Buy (HTB) scheme is a Government tax refund scheme designed to help first-time buyers get the deposit needed to buy a newly built home. Borrowers can claim a maximum of 10% of the value of the property or €30,000 - whichever is lower.

How does the Scheme work?

The Help to Buy (HTB) scheme helps first-time buyers purchase a newly built house or apartment costing €500,000 or less. You can get up to €30,000 towards a deposit from the Irish government in the form of a tax refund from taxes paid in Ireland over the previous 4 tax years.

Do I qualify?

In order to qualify for HTB you must be a first-time buyer and purchase a new residential property by 31 December 2024. The property must be your principal private residence for a period of five years.

If you're a joint buyer, and one applicant is a first-time buyer and the other applicant is not, you are not eligible for to apply for HTB.

HTB is a tax rebate scheme, and you must therefore be fully tax-compliant for the 4 years immediately before your claim.

You must take out a mortgage of at least 70% of the purchase price of your newly built home.

How can I apply?

If you are a PAYE employee only, you can apply for HTB through Revenue's myAccount service.

If you are a self-assessed taxpayer, you can apply through Revenue's Online Service (ROS).

For more information about the scheme you can go to: