

**The Help to Buy (HTB) incentive** is a scheme for first time buyers. It helps to fund the deposit required to buy or build a new house or apartment for residential use. It does not cover Investment Properties

The incentive gives a refund of Income Tax and Deposit Interest Retention Tax (DIRT) that was paid in Ireland over the previous four years.

**To claim you must:**

- Be a first time Buyer
- Buy or build a new property between 19/7/2016 and up to 31/12/2022 which is subject to VAT in Ireland and costs less than 500,000
- Live in the property as your main home for five years after you buy or build it
- Be tax compliant if you are self-assessed for tax you must also have tax clearance
- The mortgage/home loan must be at least 70% of the value of the property

**How much can you Claim – The lesser of:**

- €20,000 (increased to €30,000 for enhanced relief) or 5% – (increased to 10% for enhanced relief) – of the purchase price of a new home. For self builds this is 5% (10% for enhanced relief) of the completion value of the property
- The amount of income tax and dirt you have paid in the four years before the purchase or self-build.

**To qualify you must:**

- Not have previously bought or built a house or apartment, either on your own or jointly with any other person
- If you are buying with another person, they also must be a first-time buyer
- Have signed a contract to purchase the property after 19/7/2016
- If you are self-building, you must have drawn down the first part of the mortgage on or after that date
- The contractor you are purchasing from must be approved by Revenue

Read more about the Help to Buy Incentive on [Revenue.ie](https://www.revenue.ie)