

## **Tenant (Incremental) Purchase Scheme 2016** **(As Amended 29<sup>th</sup> January 2024)**

The Tenant (Incremental) Purchase Scheme 2016 will be revised on 29<sup>th</sup> January 2024. This Scheme allows local authority tenants to buy their homes.

**Application Forms & The Tenant Information Booklet**, which sets out the eligibility criteria and general information on the scheme is available from the Housing Department and is also on the Council's website at [www.galwaycity.ie](http://www.galwaycity.ie)

### **Who Can Apply (Requirements)**

- **Minimum income requirements:** The minimum income required for an applicant to be eligible to apply under the scheme has been **revised from €12,500 to €11,000 per annum**. (At least 50% of which must come from a reckonable primary source of income)
- **Primary Sources of Income:** In addition to employment and the State Pension (Contributory and Non-Contributory) being considered as primary sources of income, the **Widow's, Widower's, Surviving Civil Partner's (Contributory and Non-Contributory Pension), Blind Pension, Invalidity Pension and Disability Allowance** are now also considered primary sources of income.
- **Time receiving social housing supports:** The period of time tenants will be required to be in receipt of social housing support to be considered eligible under the scheme remains at **10 consecutive years**. However, in the case of joint tenancies, **only one tenant is now required to have been in receipt of social housing supports for 10 years**.
- Applicants must have satisfactory rent record and all charges up to date (tenant must not have been behind in their rent for more than 12 weeks in the previous 3 years)
- The tenant must not have previously purchased a house under an earlier Tenant Purchase Scheme from a Housing Authority
- Galway City Council may refuse to sell a house to a tenant if the tenant or any household member is or was engaged in anti-social behaviour or on the grounds of good estate management.

### **Is there a closing date?**

No, there is no closing date for applying for the scheme.

## How to apply:

If, having considered the information in the booklet, a tenant wishes to apply to purchase their house under this scheme they should **complete the application form** which is available from the Housing Department or at [www.galwaycity.ie](http://www.galwaycity.ie).

The application form must be submitted to Tenant Purchase Unit, Galway City Council, College Rd, Galway , together with supporting documentation verifying the information on the application form.

## Information to be submitted with Application:

Full Details of the information required to be submitted are contained on the application form and include:

- Completed Application Form
- Evidence of income/supporting documentation as detailed on application form – Employment Detail Summary & Payslips or Social Welfare evidence
- Signed Declaration on application form
- €20.00 application fee or €100 fee for 2<sup>nd</sup> or subsequent application .

## How it works:

1. Application form and relevant documents submitted to the Housing Authority for investigation and assessment to determine if eligible. (€20 application fee)
2. If eligible the valuation of the property will be carried out by an auctioneer to determine market value.
- 3.
4. Following **approval** of the application **the tenant pays the authority a discounted price related to his or her income in order to purchase the house** at an agreed market value (see table below)

If you earn between €11,000 - €20,000	60% Discount	Charged Period 30 years
If you earn between €20,001 - €29,999	50% Discount	Charged Period 25 years
If you earn €30,000+	40% Discount	Charged Period 20 years

5. On completion of the sale, Galway City Council places an incremental purchase charge on the house equal to the discount granted (e.g. 40%/50%/60%).
6. The incremental purchase charge will wither away to nothing over the charging period in annual incremental releases of 2%, provided that the purchaser complies with the terms and conditions of the transfer order.

**\*Please Note\* - Not all properties are available for Tenant Purchase. Please check with your Local Authority to determine if your property is available for Tenant Purchase before you apply.**