

NEWS RELEASE

23rd July 2025

National Revaluation Programme Update: Revaluation of commercial and industrial properties in Cork County Council and Cork City Council Rating Authority areas (Reval 2027) has formally commenced following the making of Valuation Orders by the Chief Operations Officer (Valuation) Tailte Éireann.

Requests for information to be returned via Tailte Éireann's online portal were issued to Commercial and Industrial ratepayers in the Cork County Council and Cork City Council rating authority areas

Revaluation will improve equity, uniformity and transparency in Local Authority rating system

Colm Lavery, Chief Operations Officer (Valuation), has made Valuation Orders today, 23rd July 2025, under section 19 of the Valuation Act 2001 as amended by section 7 of the Valuation (Amendment) Act 2015 for the rating authority areas of Cork County Council and Cork City Council. These orders signal the formal commencement of the revaluation of all commercial and industrial properties for rating purposes in these rating authority areas. This is an important milestone in the revaluation of all non-domestic property in Ireland which is currently underway through a programme known as the National Revaluation Programme.

All occupiers of rateable property in these rating authority areas should shortly receive a request to submit information on their rateable property, including its use and rental details, where it is rented. Occupiers are required to provide this information to Tailte Éireann via the Online Portal. The information provided is critical to the revaluation process.

The revaluations will be carried out in accordance with the provisions of the Valuation Acts 2001, as amended and are part of the national programme to modernise the rateable valuation of all commercial and industrial property in the State. The programme has already been concluded in the rating authority areas of Carlow, Cavan, Clare, Donegal, Dún Laoghaire-Rathdown, Fingal, Galway, Kerry, Kildare, Kilkenny, Laois, Leitrim, Longford, Louth, Mayo, Meath, Monaghan, Offaly, Roscommon, Sligo, South Dublin, Tipperary, Westmeath, Wexford and Wicklow County Councils, as well as the rating authority areas of Dublin City Council, Galway City Council, Limerick City and County Council and Waterford City and County Council.

Provision for a revaluation of all non-domestic property in the State was initially made under the Valuation Act 2001, as amended. Neither residential property nor agricultural lands are rateable and consequently will not be affected by the revaluation.

The revaluation will take account of contemporary rental levels in the respective rating authority areas and will result in a more equitable distribution of commercial rates among ratepayers. A Valuation Manager has been appointed to assess the value of each rateable property and set a valuation in line with rental values in each respective rating authority area at the valuation date of 30th June 2025. It is envisaged that the new valuations will be published on **22nd September 2027** and will become effective for rating purposes from **1st January 2028**.

A revaluation is necessary to bring more equity and transparency into the Local Authority rating system. Following revaluation, there is a much closer and more uniform relationship between contemporary rental values of property and their commercial rates liability. The revaluation will result in a redistribution of the commercial rates liability between ratepayers depending on the *relative shift* in the rental values of their properties in relation to each other.

While an individual occupier's rates liability may increase or decrease, the revaluation will not increase the overall commercial rates income of the Local Authority. The commercial rates income of each Local Authority undergoing revaluation will be capped in the year following a revaluation.

INFORMATION NOTE FOR MEDIA

Tailte Éireann is the State agency to manage and develop Ireland's land property and location data and is independent in carrying out its functions. TÉ - Valuation team is responsible for Ireland's State Valuation Service. Its core business is the valuation of commercial property for rating purposes. Rates are imposed by local authorities by reference to the rateable value of each property as determined by Tailte Éireann (or, on appeal, by the Valuation Tribunal – see below).

The valuation of a property is based on its annual rental value at the date of valuation. This is multiplied by the annual rate on valuation (ARV) to give the amount of commercial rates payable per annum. The ARV is set each year by each Local Authority.

An occupier can appeal against a valuation to the Valuation Tribunal, an independent body set up to settle disputed valuations. The decision of the Valuation Tribunal is final on the amount of valuation. There is a further right of appeal to the High Court and ultimately the Supreme Court on a point of law.

Revaluation 2027: Key Dates

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| 23 rd July 2025 | Making of Valuation orders by the Chief Operations Officer (Valuation) |
| Quarter 1 2027 | Issue of Proposed Valuation Certificates to ratepayers in relevant rating authority areas. Representations must be received within 40 days of date of issue |
| 15 th September 2027 | Issue of Valuation Certificates |
| 22 nd September 2027 | New Valuation Lists published |
| 1 st January 2028 | New valuations become effective for Rates purposes across the relevant Local Authorities. |

Any arrangements for interviews should be made by contacting communications@tailte.ie

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