



DÁIL ÉIREANN

**AN BILLE AIRGEADAIS, 2025
FINANCE BILL 2025**

**LEASUITHE TUARASCÁLA
REPORT AMENDMENTS**

DÁIL ÉIREANN

AN BILLE AIRGEADAIS, 2025 —AN TUARASCÁIL

FINANCE BILL 2025 —REPORT

Leasuithe Amendments

1. In page 8, between lines 6 and 7, to insert the following:

“Report on universal social charge

3. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on removing the universal social charge from the first €40,000 a person earns.”.

—Pearse Doherty, Mairéad Farrell.

2. In page 8, between lines 13 and 14, to insert the following:

“Report on taxation and cost of indexation

4. The Minister and the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation shall include in their Summer Economic Statement in each year a report setting out the estimated cost to the Exchequer of adjusting—

- (a) tax rate bands and tax credits and allowances in relation to income tax, and
- (b) benefits and allowances payable under the Social Welfare Acts,

to reflect any changes in the All Items Consumer Price Index numbers published by the Central Statistics Office in the 12 months before the date of the Statement.”.

—Ged Nash.

3. In page 8, between lines 13 and 14, to insert the following:

“Report on employee share ownership trusts

4. The Minister shall, within 12 months of the passing of this Act, lay a report before Dáil Éireann on any proposals to amend Chapter 2 of Part 17 and Schedule 12 of the Principal Act, relating to employee share ownership trusts, so as to facilitate the establishment of a greater number of such trusts and their smooth and efficient functioning.”.

—Ged Nash, George Lawlor.

4. In page 8, between lines 13 and 14, to insert the following:

“Report on supportive measures for rental property activation in areas impacted by defective concrete blocks

4. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on supportive tax measures for rental property activation in areas impacted by defective concrete blocks.”.

—Pearse Doherty, Mairéad Farrell.

5. In page 8, between lines 13 and 14, to insert the following:

“Report on rent tax credit

4. The Minister shall, within one month of the passing of this Act, prepare and lay before Dáil Éireann a report on the rent tax credit operating in the absence of a cap on rents, making a direct comparison between the amount of the credit and rent increases across the State for each year that the credit has been in operation.”.

—Pearse Doherty, Mairéad Farrell.

6. In page 8, between lines 13 and 14, to insert the following:

“Report on rent tax credit

4. The Minister shall, within one month of the passing of this Act, prepare and lay before Dáil Éireann a report on the changing real value of the rent tax credit in relation to rent prices and the decision not to increase the rent tax credit.”.

—Pearse Doherty, Mairéad Farrell.

7. In page 13, between lines 23 and 24, to insert the following:

“Amendment of section 477C of Principal Act (Help to Buy)

5. Section 477C of the Principal Act is amended, with effect as on and from 26 November 2025, in subparagraph (ii) of the definition in subsection (1) of “qualifying residence”, by the substitution of “paragraph (c) or (cac), as the case may be, of section 46(1)” for “section 46(1)(c)”.

—An Tánaiste agus Aire Airgeadais.

8. In page 13, between lines 23 and 24, to insert the following:

“Report on mortgage interest tax relief

5. The Minister shall, within one month of the passing of this Act, prepare and lay before Dáil Éireann a report on banks passing on ECB rate cuts in a timely manner to mortgage holders in the form of lower interest rates.”.

—Pearse Doherty, Mairéad Farrell.

9. In page 13, between lines 23 and 24, to insert the following:

“Report on mortgage interest tax relief

5. The Minister shall, within one month of the passing of this Act, prepare and lay before Dáil Éireann a report on mortgage prisoners trapped with vulture funds and subject to extortionate interest rates out of line with market rates.”.

—Pearse Doherty, Mairéad Farrell.

10. In page 13, between lines 23 and 24, to insert the following:

“Report on relief on medical expenses

5. The Minister shall, within one month of the passing of this Act, prepare and lay before Dáil Éireann a report on the inability of persons without the adequate tax liability to benefit from relief on medical expenses, making reference to the substantial burden facing individuals using home dialysis.”.

—Pearse Doherty, Mairéad Farrell.

11. In page 18, between lines 26 and 27, to insert the following:

“Amendment of Principal Act

13. The Principal Act is amended by the insertion of the following section after section 216F:

“216G.(1) In this section—

‘qualifying residence’, means a residential premises situated in the State constructed prior to 2023 which has not been subject to a rental agreement in the three years prior to the year of assessment;

‘relevant income’ means all income arising in respect of rent paid under a rental agreement from a relevant person for the use a qualifying residence;

‘relevant person’ means a qualified applicant under a scheme administered by the Minister for Housing, Heritage and Local Government and known as the Enhanced Defective Concrete Blocks Grant Scheme;

‘rental agreement’ means an agreement or arrangement under which one party grants to a qualifying individual the right to occupy all or part of a dwelling, subject to the payment of money;

‘residential premises’ means a building or part of a building used as a dwelling.

- (2) (a) This subsection applies to an individual who has relevant income chargeable to income tax.

(b) An individual referred to in paragraph (a) shall be—

- (i) an owner of the qualifying residence, and
 - (ii) a natural person.
- (3) Relevant income shall be exempt from income tax and shall not be reckoned in computing income for the purposes of the Income Tax Acts.”.

—Pearse Doherty, Mairéad Farrell.

12. In page 28, between lines 19 and 20, to insert the following:

“Report on the restriction of share-based remuneration to SMEs

19. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on the impact of the PRSI exemption for share-based remuneration for large corporations on the sustainability of the social insurance fund.”.

—Pearse Doherty, Mairéad Farrell.

13. In page 29, to delete lines 25 to 28 and substitute the following:

“ “ ‘relevant state’ means, as regards the years of assessment 2012 to 2025, the Russian Federation, and as regards the years of assessment 2012 to 2030, the Federative Republic of Brazil, the Republic of India, the People’s Republic of China or the Republic of South Africa, and includes—”.

—An Tánaiste agus Aire Airgeadais.

14. In page 29, line 26, to delete “the Russian Federation,”.

—Cian O’Callaghan.

15. In page 30, between lines 35 and 36, to insert the following:

“(2) The Minister shall, within 6 months of the passing of this Act, lay a report before Dáil Éireann on the question whether the Russian Federation should be removed from the list of relevant states specified in section 823A of the Principal Act for the purposes of the relief known as foreign earnings deduction.”.

—Ged Nash.

16. In page 30, to delete lines 37 to 40, to delete pages 31 and 32, and in page 33, to delete lines 1 to 11.

—Cian O’Callaghan, Pearse Doherty, Mairéad Farrell.

17. In page 33, to delete lines 30 to 32, and substitute the following:

““(II) €10,000 for each of the years of assessment 2023 to 2028 (both years inclusive)”.”.

—Pearse Doherty, Mairéad Farrell.

18. In page 35, to delete lines 10 to 13, and substitute the following:

“(B) €10,000 for each of the years of assessment 2023 to 2028 (both years inclusive)”.

—Pearse Doherty, Mairéad Farrell.

19. In page 35, between lines 16 and 17, to insert the following:

“Report on costs of increasing standard fund threshold to €2,800,000

25. The Minister shall, within one month of the passing of this Act, prepare and lay before Dáil Éireann a report on the costs of increasing the standard fund threshold to €2,800,000 taking account of behavioural change, clearly outlining the cost to the Exchequer, as well as the number of likely beneficiaries.”.

—Pearse Doherty, Mairéad Farrell.

20. In page 36, to delete lines 19 and 20.

—An Tánaiste agus Aire Airgeadais.

21. In page 43, between lines 34 and 35, to insert the following:

“Report on policy objectives and financial safeguards for Living Cities Initiative

30. The Minister shall, within 1 month of the passing of this Act, prepare and lay before Dáil Éireann a report on policy objectives and the financial safeguards that are in place given the scale of the reform and expansion of the scheme in terms of eligibility and granting access to developers to the scheme.”.

—Pearse Doherty, Mairéad Farrell.

22. In page 47, to delete lines 14 to 39, to delete pages 48 to 50, and in page 51, to delete lines 1 to 8.

—Pearse Doherty, Mairéad Farrell.

23. In page 57, to delete lines 4 to 40, to delete pages 58 to 63, and in page 64, to delete lines 1 to 4.

—Cian O’Callaghan, Pearse Doherty, Mairéad Farrell.

24. In page 64, between lines 4 and 5, to insert the following:

“Report on tax expenditures for property developers

42. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on the fiscal and housing-market effects of tax reliefs and incentives available to property developers, and on alternative approaches to achieving housing-supply objectives without such tax expenditures.”.

—Cian O’Callaghan.

25. In page 68, line 26, to delete “appropriate,” and substitute the following:

“appropriate,

- (vii) a condition that the qualifying company shall, in respect of the qualifying film concerned, comply fully with the Copyright and Related Rights Act 2000 and the Directive (EU) 2019/790 of the European Parliament and of the Council of 17 April 2019,
- (viii) a condition that the qualifying company shall make every effort to ensure that performers, writers, composers, artists and other film workers resident within the jurisdiction will not be subject to lesser terms and conditions regarding the licencing or assignment of their intellectual property rights than persons resident outside the jurisdiction engaged in similar roles when employed on the same qualifying film, and
- (ix) a condition that the qualifying company shall not require performers, writers, composers, artists or other film workers to sign away their rights to future residual payments for their work on a qualifying film, or to agree to a so-called ‘buy-out’ contract, as a pre-condition of working on the qualifying film,”.

—Aengus Ó Snodaigh.

26. In page 86, between lines 35 and 36, to insert the following:

“Report on taxation of bailed-out banks

50. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on the amount of tax revenue lost as a result of bailed-out banks facing no restriction on their ability to off-set corporation taxes using historic losses related to the crash and making specific reference to the number of years the bailed-out banks will be able to avoid tax into the future as a result of these deferred tax assets.”.

—Pearse Doherty, Mairéad Farrell.

27. In page 86, to delete lines 39 to 41, to delete page 87, and in page 88, to delete lines 1 to 6.

—Pearse Doherty, Mairéad Farrell.

28. In page 91, between lines 1 and 2, to insert the following:

“Report on legislated increase to rates of Mineral Oil Tax

53. The Minister shall, within six months of the passing of this Act, prepare and lay before Dáil Éireann a report on the legislated increase to rates of mineral oil tax, including an analysis of the distributional impact.”.

—Pearse Doherty, Mairéad Farrell.

29. In page 96, to delete lines 31 to 39, to delete page 97, and in page 98, to delete lines 1 to 22.

—Cian O’Callaghan, Pearse Doherty, Mairéad Farrell.

30. In page 96, to delete lines 31 to 39, to delete page 97, and in page 98, to delete lines 1 to 22 and substitute the following:

“69. The Principal Act is amended, with effect as on and from 8 October 2025—

(a) in section 46(1)—

(i) in paragraph (a), by the insertion of “(cab),” after “(caa),”,

(ii) in paragraph (c), by the insertion of “, (cab)” after “(caa)”, and

(iii) by the insertion of the following paragraph after paragraph (caa):

“(cab) during the period from 8 October 2025 to 31 December 2030, 9 per cent in relation to goods of a kind specified in paragraph 9A of Schedule 3 on which tax would, but for this paragraph, be chargeable in accordance with paragraph (c);”,

and

(b) in Schedule 3—

(i) in Part 2, by the insertion of the following paragraph after paragraph 9:

“Housing as part of a social policy.

9A. The supply of housing, as part of a social policy, being the supply of an apartment which commenced on and from 8 October 2025, used or to be used for residential purposes, in an apartment block within the meaning of section 31E of the Stamp Duties Consolidation Act 1999.”,

and

(ii) in Part 3, by the substitution of the following paragraph for paragraph 14:

“14. Subject to paragraph 9A, the supply of immovable goods used or to be used for residential purposes.”.

—Pearse Doherty, Mairéad Farrell.

31. In page 97, to delete lines 36 and 37, and in page 98, to delete lines 1 to 19 and substitute the following:

“ *“Supply and construction of housing as part of a social policy.*

9B. (1) In this paragraph—

‘apartment block’ means a multi-storey building that comprises, or will comprise, not less than 3 apartments with grouped or common access;

‘completed’ has the same meaning as it has in section 94.

(2) The supply of immovable goods, as part of a social policy, which

are or, when completed, will be—

- (a) one or more than one apartment, used or to be used for residential purposes, in an apartment block, or
- (b) an apartment block, used or to be used for residential purposes, but excluding any part of the apartment block that is not used or to be used for residential purposes.

(3) Services consisting of the development, until completed, of immovable goods to which subparagraph (2) applies.”,

(ii) in Part 3, by the substitution of the following paragraph for paragraph 14 (amended by *subsection (1)(b)(ii)*):

“Housing.

14. The supply of immovable goods used or to be used for residential purposes, other than immovable goods to which paragraph 9A or 9B(2), as the case may be, applies.”,

—An Tánaiste agus Aire Airgeadais.

32. In page 98, to delete lines 25 to 30.

—Cian O’Callaghan.

33. In page 98, between lines 30 and 31, to insert the following:

“Report on impact on entertainment sector from exclusion from lower VAT rate

71. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann, a report on the impact on the entertainment sector from exclusion from this lower VAT rate.”.

—Pearse Doherty, Mairéad Farrell.

34. In page 98, to delete lines 32 to 38, and in page 99, to delete lines 1 to 13.

—Pearse Doherty, Mairéad Farrell.

35. In page 101, between lines 10 and 11, to insert the following:

“Report on measures to support craft industry

77. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on tax measures to support the craft industry in Ireland including through the use of VAT rates.”.

—Pearse Doherty, Mairéad Farrell.

36. In page 101, between lines 10 and 11, to insert the following:

“Report on collection of VAT on lottery-like games

77. The Minister shall, within 3 months of the passing of this Act, prepare and lay before

Dáil Éireann a report on the collection of VAT on lottery-like games to which the standard VAT rate applies.”.

—Pearse Doherty, Mairéad Farrell.

37. In page 109, between lines 24 and 25, to insert the following:

“Report on banking levy

83. The Minister shall, within six months of the passing of this Act, prepare and lay before Dáil Éireann a report on the banking levy and, in particular, the effective rate of the levy relative to the net interest income and operating profits of in-scope credit institutions in each of the years since its introduction, and the effective rate of equivalent levies in EU Member States relative to the same base. Additionally, the report shall make reference to the Government’s decision to ignore senior legal advice on ensuring banks contributed to the defective concrete block scheme.”.

—Pearse Doherty, Mairéad Farrell.

38. In page 112, to delete line 37, and in page 113, to delete line 1.

—An Tánaiste agus Aire Airgeadais.

39. In page 148, between lines 3 and 4, to insert the following:

“Report on residential zoned land tax

103. The Minister shall, within 3 months of the passing of this Act, prepare and lay before Dáil Éireann a report on the residential zoned land tax and the effect it has had on the socially damaging practice of land hoarding.”.

—Pearse Doherty, Mairéad Farrell.

40. In page 148, between lines 3 and 4, to insert the following:

“Report on the vacant homes tax

103. The Minister shall, within six months of the passing of this Act, prepare and lay before Dáil Éireann a report on the vacant homes tax, including an assessment of options to include derelict properties within its scope, and to increase the amount of vacant homes tax to be charged by 50 per cent for each year that the property remains vacant and/or derelict.”.

—Pearse Doherty, Mairéad Farrell.