

## Rates Revaluation 2019

Important Dates	
Valuation Office Issue Proposed Valuation Certificates	15th March 2019
Valuation Office issue Final Valuation Certificates	10th September 2019
Valuation List Published	17th September 2019
Valuation Office Clinics in County Wicklow	24th & 25th September 2019
Final Date for Appeals to the Valuation Tribunal	14th October 2019
Date on which new valuations take effect for rates purposes	1st January 2020

### Final Valuation Certificates

The Valuation Office has now completed the revaluation of all commercial properties in County Wicklow and will begin issuing Final Valuation Certificates to all ratepayers from 10th September, 2019. The new valuations will take effect for rates purposes from 1st January, 2020. **Please be aware that the Valuation (NAV) on the Final Valuation Certificate is NOT your rates liability but is a statement of the proposed valuation on which rates will be calculated from 1<sup>st</sup> January 2020.**

The new Valuation List for Wicklow will be published on 17th September, 2019 and from that date will be available to view on the Valuation Office website [www.valoff.ie](http://www.valoff.ie).

### Estimate of Rates Liability 2020

The amount of commercial rates payable in any year by a business is calculated by multiplying the valuation of the property, known as the Net Annual Value (NAV) by an Annual Rate on Valuation (ARV). The NAV provided by the Valuation Office and can be found on your Final Valuation Certificate. The ARV is set by the Local Authority and current indications are that the ARV for 2020 could be 0.228. Therefore, in order to calculate your likely rates liability for 2020 you should multiply the valuation by the **Indicative ARV of 0.228**.

Example: NAV on Final Valuation Certificate: €10,000

Indicative ARV: 0.228

Likely Rates for 2020: €10,000 x 0.228 = €2,280

Please note that the ARV of 0.228 is an indicative figure set by Wicklow County Council to provide ratepayers with an estimation of what their 2020 rates liability may be and could be subject to change during the Council Budget process in November 2019.

### Valuation Office Clinics

The Valuations Office intends to hold 'Walk In' Clinics in Bray and Wicklow Town from **10am to 4pm** on the following dates:

- Bray Municipal District, Civic Offices, Main Street, Bray – **Tuesday September 24th.**
- Wicklow County Council, County Buildings, Station Road, Wicklow Town – **Wednesday September 25th.**

Valuation Office staff will be present in both locations to answer queries relating to the Final Valuation Certificates. No appointment will be necessary. Ratepayers attending the clinics are asked to bring their Final Valuation Certificate along with them.

### **Appeals**

Any ratepayer who is dissatisfied with any material aspect of their Valuation Certificate can appeal the valuation to the independent **Valuation Tribunal** within 28 days of the publication of the new Valuation List i.e. up until 14<sup>th</sup> October. Please note there is a fee charged for submitting an appeal to the Tribunal. Full details on how to make an appeal can be found on the website [www.valuationtribunal.ie](http://www.valuationtribunal.ie).

### **Further Information**

Further information on the Revaluation Process is available from the Valuation Office.

Website: [www.valoff.ie](http://www.valoff.ie). Phone: (01) 8171033 or Lo-Call (1890) 531 431 or Email: [Reval2019@valoff.ie](mailto:Reval2019@valoff.ie).