

Lead topic: Valuation Office	Sub-topic: Valuation (Amendment) Act 2015	Contact: Nelius Lynch Ext: 4077
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FAST FACTS

The Valuation (Amendment) Act 2015 was enacted in April 2015 and came into force on 8th June 2015. A brief overview of what the Act provided for:

Provides the means to accelerate the Revaluation Programme:

- Outsourcing
- Occupier Assisted Valuation (a form of self-assessment)
- Use of Computer-aided and statistical techniques
- Streamlined appeals process
- Improved data sharing with Local Authorities

Extending exemptions from rates to correct anomalies while maintaining the principle that those that operate for profit should be rateable.

- Not-for-profit childcare
- Community Sports Clubs that have a bar facility

Introducing a degree of flexibility where there is no Material Change of Circumstances

- Exceptional circumstances - By-passed service station example

Bringing better stability to local authority rates funding following a revaluation.

- The Act provides for a separate publication and effective date for the new valuation lists so that the likely impact of appeals can be taken into account before the new rates come into effect.

Resolving technical issues and codifying High Court judgments

- Clarification that there is no restriction on the Valuation Tribunal examining the valuation method used by the Commissioner when considering an appeal on value.
- Clarification of the role and duty of the valuation manager and, on appeal, of the Valuation Tribunal in endeavouring to attain correctness and equity and uniformity of value as the outcome of a revaluation.