

<b>Lead topic: Valuation Office</b>	<b>Sub-topic: Commercial Rates on Wind Farms</b>	<b>Contact: Nelius Lynch Ext: 4077</b>
-------------------------------------	--	--

## **FAST FACTS**

- The revaluation of Limerick City and County has resulted in the trebling of the rates bill, from January 2015, for 10 wind farms that were part of the Limerick revaluation. Rates per MW have increased from c. €6,000 to c. €20,000.
- The wind farm operators appealed their valuations to the Commissioner of Valuation and 8 of the 10 valuations were reduced by between 2% and 15%.
- All wind farm operators have further appealed the decision of the Commissioner to the Valuation Tribunal.
- There were calls during the passage of the Valuation (Amendment) Act 2015 for changes to the legislation to exempt part of the property encompassed in a wind farm.
- The Wind Farm representative organisations are claiming that the increased rates bills are making wind farms unviable, are threatening future investment in wind energy and the achievement of Ireland's renewable energy targets.

## **Q&A'S**

- **When will current and future Wind Farm Operators know where they stand on their rates liability?**
  - The commitment given during the passage of the Valuation (Amendment) Act 2015 was that when all appeals had run their course any impact of the final valuation would be assessed.
  - The assessment of the impact of an increased rates liability will initially be conducted by the Department of Communications, Energy and Natural Resources as they have line responsibility for this sector.
  - Any policy response will be considered in the light of this assessment.
  - If a response is required a change to the Valuation legislation is one of the possible options.
  - The appeals to the Commissioner of Valuation have been completed and the further appeals are now with the Valuation Tribunal so the matter is progressing through the appeals system without undue delay.
  - The Valuation Tribunal will commence hearing wind farm appeals in December.

### **General:**

- The Commissioner of Valuation is independent in the exercise of his functions as are the Valuation Tribunal in considering any appeal.
- The valuation and rates system has to treat all ratepayers in a fair and equitable manner. A core principle is that any occupier operating with the intention of making a profit is liable for rates.
- The Wind Farm operators are willing to pay rates and even increased rates but contend that the increases are not justified.