

Stamp Duties Consolidation Act 1999

Part 3: Valuation

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Part 3: Valuation

This part contains the provisions relating to the valuation of property for the purposes of stamp duty.

Valuations are required:

- in the case of voluntary dispositions inter vivos (s30 SDCA),
- in the case of transfers, or certain agreements, made in contemplation of sale (s33 SDCA),
- where the consideration consists of non marketable securities (s40(2) SDCA), and
- where the consideration is unascertainable (s44 & s55, SDCA).

3.1 Section 18 of the SDCA

Mode of valuing property

The value of the property transferred is to be determined without reference to –

- any power whereby the person who transferred the property may have the property revested in him/herself or another person on the transferor's behalf.
- Any interest that ceases if the person entitled to the interest does or does not do a certain thing.
- Any right of residence, support, maintenance or other right of a similar nature except in certain circumstances.

(i) Power to have property revested

If this power is in fact exercised and the property is reconveyed or retransferred as a result of that exercise, the Revenue Commissioners will repay the stamp duty paid.

The claim for refund must be accompanied by the original stamped conveyance or transfer. Interest may also arise on the refund.

If the power is exercised after the 4-year time limit permitted for refund has expired, stamp duty will not be refunded.

(ii) Right of residence

If the right is reserved in favour of the transferor or the spouse or civil partner of the transferor then that right may be taken into account, but only to the extent that its value does not exceed 10% of the unencumbered value of the property.

3.2 Section 19 of the SDCA

Valuation of property chargeable with stamp duty

The market value of any property is regarded as “the price which, in the opinion of the Revenue Commissioners, such property would fetch if sold in the open market on the date on which the property is to be valued in such manner and subject to such conditions as might reasonably be calculated to obtain for the vendor the best price for the property” [Section 26 of the Capital Acquisitions Tax Consolidation Act 2003].

Obtaining a Professional Valuation for Real Property

Please see [Part 38.4.16](#) of the Income Tax, Corporation Tax and CGT manual for instructions on how to get a professional opinion of the market value of real property.

Obtaining a Professional Valuation for Unquoted Shares.

Please see [Part 38.4.16A](#) of the Income Tax, Corporation Tax and CGT manual for instructions on how to get a professional opinion of the market value of unquoted shares.