

Tenant Incremental Purchase Scheme

(As amended 29th January 2024)

From 1st January 2016 existing tenants of Leitrim County Council have an opportunity to purchase their homes through an Incremental Purchase Scheme introduced under [Part 3 of Housing \(Miscellaneous Provisions\) Act 2014](#)

There are a number of pre-requisites which households must meet including:

- The minimum income required for an applicant(s) to be eligible to apply under the scheme is **€11,000** per annum. (At least 50%, or €5,501, of which must come from a primary source of income).
- Primary reckonable income includes income from: Employment, the State Pension (Contributory and Non-Contributory), the Widow's, Widower's, Surviving Civil Partner's (Contributory and Non-Contributory Pension), Blind Pension, Invalidity Pension and Disability Allowance
- Tenants are required to be in receipt of social housing support for a minimum period of **10 consecutive years**. In the case of joint tenants, only one tenant must meet this requirement.
- Applicants must not have previously purchased a property under any previous Tenant Purchase Scheme
- Applicants must have a satisfactory rent record, and all charges up to date.
- Houses must be available for sale and not restricted as in past schemes [i.e. not houses specifically reserved for elderly, transitional accommodation, traveller accommodation, Part V properties, in interests of estate management etc]

For income between €11,000 and €20,000 tenant purchase discount will be 60% of Purchase price and an Incremental Purchase Charge of 60% will apply to the house and be reduced by 2% per annum over 30 years

For income between €20,001 and €29,999 tenant purchase discount will be 50% of Purchase price and an Incremental Purchase Charge of 50% will apply to the house and be reduced by 2% per annum over 25 years

For income over €30,000 tenant purchase discount will be 40% of Purchase price and an Incremental Purchase Charge will apply to the house and be reduced by 2% per annum over 20 years.