



1. About Croí Cónaithe (Cities)

1.1 What is Croí Cónaithe (Cities)?

Croí Cónaithe (Cities) is a Government initiative designed to help individuals and families buy newly built apartments. The scheme provides financial support to address the high construction cost of building apartments.

1.2 Why is this scheme important?

- **Urban Living:** Croí Cónaithe (Cities) bridges the gap between the cost of building apartments and their market sale price for people to buy homes under the scheme.

1.3 Who can buy an apartment under this scheme?

- Any individual or household intending to live in the apartment as their **primary residence**.
- This includes **first-time buyers, downsizers, or families selling their current home**.
- Each person or household can purchase only one apartment under the scheme.

1.4 What will the apartments cost?

- Apartments will be sold at market prices.
- **First-time buyers** can also benefit from the [First Home Scheme](#) and the [Help to Buy Scheme](#), (where eligible for such schemes), making homeownership more affordable.
- Mortgage buyers will benefit from the banks' lowest green rates, available for any property with a BER rating above B3. This ensures that these energy-efficient homes are not only environmentally friendly but also offer significant financial advantages for buyers through reduced borrowing costs.

1.5 What types of housing are available?

Only newly built apartments are eligible.

1.6 How does this scheme support buyers?

Croí Cónaithe (Cities) ensures:

- **Government Support:** The government provides additional funding that goes directly towards making the construction of the apartments possible for owner-occupiers.



1.7 Understanding 'Clawback Payments'

When you buy an apartment under the Croí Cónaithe (Cities) scheme, the government provides a subsidy to help cover construction costs, making the development possible. If you decide to sell the apartment within 10 years a clawback payment may apply.

- **Clawback Applies Only to Capital Gains:** You only pay a percentage of the profit you make when selling.
- **No Clawback After 10 Years:** If you keep the apartment for more than 10 years, no clawback payment applies.

1.8 How the Clawback Works:

Relevant Percentage:

The clawback is based on the subsidy as a percentage of the apartment's delivery cost.

For example, the sales purchase price is €400,000 and the total delivery cost to build the apartment is €500,000. Therefore, the construction subsidy is €100,000 (i.e. 20%).

Relevant Percentage = 20%.

Selling in the First 5 Years:

If you sell the apartment in the first five years, you'll repay **20% of the capital gain** (the difference between the price you bought it for and the price you sell it for).

Example: Year 0 – 5 years Clawback Payment

Purchase Price of Apartment	€400,000
Sale Price in Year 4	€450,000
Capital Gain Amount	€50,000
Year 0 – 5 Year Clawback (20% of €50,000)	€10,000

Selling Between Years 6 and 10:

After five years, the clawback reduces to **half of the percentage**. In this example, that would be **10%** of the capital gain. (the difference between the price you bought it for and the price you sell it for).

Example: Year 6 – 10 years Clawback Payment

Purchase Price of Apartment	€400,000
Sale Price in Year 8	€600,000
Capital Gain Amount	€200,000
Year 6 – 10 Year Clawback (10% of €200,000)	€20,000

Year 11 onwards – No Clawback payment due if apartment is sold