Airbnb

General guidance on the taxation of rental income, including Frequently Asked Questions



Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the **Responsible Hosting Page** available on the Airbnb website for additional general information about hosting in Ireland.

А

Table of contents

	contents	
1. Ta	exation of rental income in Ireland	3
1.1	Rental income	
1.2	Where to obtain information from Airbnb	3
1.3	Expenses that can be deducted	3
1.4	Capital allowances/wear and tear	4
1.5	Pro-rata expenses	5
1.6	Expenses that cannot be deducted	5
1.7	Documentation to be retained	6
1.8	Receipts not retained	6
1.9	Reporting rental income on a tax return	6
1.10	Jointly owned property	6
1.11	Applicable tax rates	6
1.12	Rental losses	7
1.13	Sample rental computation	7
1.14	Capital Gains Tax	9
2. Re	ent-a-room relief	11
2.1	What is rent-a-room relief	11
2.2	The conditions required for rent-a-room relief to apply	
2.3	Who can avail of the relief?	
2.4	Examples of circumstances where the relief is not due	11
2.5	The exemption limits	12
2.6	Sample rental computation where rent-a-room relief not applicable	
2.7	How is the relief granted?	
2.8	Claiming rent-a-room relief on a tax return	13
2.9	Capital Gains Tax	13
2.10	Rent-a-room relief - Frequently Asked Questions	14
3. Gi	uide to preparing an annual tax return	
3.1	The requirement to file a tax return in relation to rental income	16
3.2	Registering for income tax	16
3.3	Electronic filing	17
3.4	Preliminary tax	17
3.5	Deadlines to meet	18
3.6	Expression of Doubt	19
3.7	Submitting a tax return	21
3.8	Payment of income tax liability	23
3.9	Records to be kept	
3.10	Revenue right to inspect records	23
3.11	Application of interest and penalties	
	irbnb's reporting obligations	25
Appendix		
Appendix		
Appendix	x C Common sections in the tax return	28

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland.

1. Taxation of rental income in Ireland

1.1 Rental income

Irish rental income (i.e. rental income from a property located in the Republic of Ireland) is subject to Irish tax regardless of where the person in receipt of that income resides. For example, where an individual is in receipt of rental income from the letting of an Irish property and they are living outside Ireland, the Irish rental income is still subject to tax in Ireland.

Rental income may be exempt from tax in Ireland where rent-a-room relief applies. However, a number of conditions must be met in order to claim rent-a-room relief. Please refer to Section 2 for further information in relation to this relief. Where rent-a-room relief can be claimed in respect of rents received, the below information regarding the taxation of rental income will not be relevant, as the rents received are relieved from tax under rent-a-room relief.

Irish rental income is subject to tax under what is known as Schedule D, Case V which is part of the Taxes Consolidation Act 1997.

'Rent' is the gross amount of monies received (before any expenses are deducted) from the letting of any property. It can also include monies received for any goods or services that are provided under a rental agreement, e.g. meals, laundry etc.

Taxable rental income is the gross amount of rent received less any allowable expenses. This can also be referred to as 'net' rental income. Where the allowable expenses are greater than the gross amount of rent received, a rental loss will arise.

The calculation of net taxable rental income (or loss) is referred to as a 'rental computation'. A separate rental computation is required for each letting.

Rental income is subject to tax in the year in which it is 'receivable'. For example, if rental income that was receivable during December 2014 is not actually received until January 2015, it is still subject to tax in 2014.

Foreign rental income (i.e. rental income from a property located outside the Republic of Ireland) may also be taxable in Ireland where the host is resident or ordinarily resident in Ireland (see Appendix A for an explanation of these terms). An individual in receipt of foreign rental income should engage a tax advisor to confirm whether the income is subject to tax in Ireland and also to ensure that the rental income is correctly reported and any tax due is paid in the country where the property is located. For Irish tax purposes, an individual is entitled to claim the same deductions in respect of expenses incurred in letting a foreign rental property, as would be due if the property were located in Ireland.

1.2 Where to obtain information from Airbnb

An Airbnb host can refer to this Airbnb Help Centre article as a guide to accessing their reservation and transaction history to calculate their gross rental income for any particular period.

1.3 Expenses that can be deducted

As outlined above, taxable rental income is the gross amount of rent received less any allowable expenses. In general, a deductible or allowable expense is one that has actually been incurred and is **not** regarded as capital in nature.

Examples of expenses that can be deducted in calculating taxable rental income (or loss), are as follows:

Rates payable by the host in respect of the property, e.g. rates paid to a local authority,

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland

^

- The cost of any goods or services provided by the host as part of the rental agreement, e.g. gas, electricity, TV, internet, bin collection etc. (where separate payment is not received by the host from the guest for the good/service),
- The cost of maintaining the property, e.g. cleaning, laundry etc.
- The cost of insuring the property. In addition to building and content cover, a deduction can also be claimed for certain premiums paid in respect of mortgage protection policies linked to the rental property,
- The cost of managing the property, e.g. legal fees and accountancy fees incurred by the host in connection with the letting of the property. The Airbnb service fee will also qualify as a deductible expense,
- The cost of repairs, e.g. fixing broken windows, doors, furniture and machines etc.,
- Mortgage interest incurred on the purchase, repair or improvement of the premises being rented (subject to the paragraphs below)

From April 2009, the amount of mortgage interest allowed as a deduction in calculating taxable rental income is restricted to 75% of the interest accruing during the year. Interest is treated as accruing on a daily basis.

In addition, in order to claim a deduction for mortgage interest, the host must ensure they are compliant with the requirements of the Residential Tenancies Act in relation to the registration of a tenancy with the Private Residential Tenancies Board ('PRTB'). The PRTB registration fee itself is also a deductible expense. Further information in relation to the requirement to register tenancies with the PRTB is available at www.prtb.ie or by contacting the PRTB on 0818 30 30 37 or registrations@prtb.ie

Only mortgage interest accruing during the period the property is actually rented can be deducted.

The above list is not exhaustive.

Where rent-a-room relief is applicable, the deduction of expenses does not need to be considered. Further information in relation to this relief is available in Section 2.

Where an individual is in receipt of rental income and that rental income is not exempt from tax under the provisions of rent-a-room relief (e.g. because the conditions necessary to claim rent-a-room relief are not met), then the individual must prepare a tax calculation and include a net figure on an annual tax return.

Note: An annual income tax return must be filed regardless of whether rent-a-room relief is applicable or not.

1.4 Capital allowances/wear and tear

A wear and tear allowance or capital allowance is available in respect of capital expenditure incurred on fixtures and fittings (e.g. furniture, kitchen appliances, etc.) provided by a host for the purposes of furnishing rented residential accommodation. The allowance can be taken as a deduction against taxable rental income.

The allowances are available only where the expenditure is incurred wholly and exclusively in respect of a house used solely as a dwelling which is, or is to be, let as a furnished house on bona fide commercial terms on the open market.

The availability of a wear and tear allowance must be considered carefully in light of Airbnb hosts' specific circumstances. An individual who is in receipt of taxable rental income and has incurred

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland

A

expenditure on fixtures and fittings to furnish rented residential accommodation, should engage a tax advisor to confirm whether a wear and tear allowance is available.

The wear and tear allowance that can be claimed each year is equal to 12.5% of the expenditure incurred on the fixture or fitting. This can be claimed for a maximum of eight years from the purchase of the fixture or fitting.

Capital allowances can only be deducted for income tax and PRSI purposes and cannot be deducted for the Universal Social Charge (USC), i.e. the USC is applicable to the taxable rental income <u>before</u> the deduction of capital allowances whereas income tax and PRSI are applicable to the taxable rental income <u>after</u> the deduction of capital allowances.

1.5 Pro-rata expenses

Only allowable expenses incurred in respect of the period the property is let can be deducted in calculating taxable rental income. Pre-letting expenses (with certain exceptions) and post-letting expenses are not allowed as deductions. Allowable expenses incurred between lettings are allowed as deductions but only to the extent that they are directly related to the period in which the accommodation is let.

Therefore, where on-going expenses such as electricity, gas etc. are incurred only the portion relating to the period the property is let can be deducted. It will be necessary to pro-rate the expense on a reasonable basis to calculate the portion relating to the period the property was rented. It will also be necessary to keep records of this calculation.

If only part of a premises is let, then only the expenses incurred on that part of the premises that is let are allowed as a deduction in calculating taxable rental income. For example, if a room or rooms are let in a private house and the rental income received is greater than the limit allowed under rent-a-room relief, the rental income will be taxable. In order to calculate the taxable rental income, it will be necessary to apportion any 'household' or 'shared' expenses between the part of the premises that is let and the part that is not let.

1.6 Expenses that cannot be deducted

The following are examples of expenses that cannot be deducted in calculating taxable rental income (or loss):

- Pre-letting expenses with certain exceptions. Pre-letting expenses are those that are incurred prior to the date on which the premises is first let
 - Certain pre-letting expenses are allowed as a deduction. These are auctioneer's letting fees, advertising fees and legal expenses incurred on first lettings,
- Post-letting expenses. Post-letting expenses are those that are incurred after the final letting,
- Expenses incurred between lettings where the host occupies the premises during that period between lettings,
- Interest accruing in the period 1) following the purchase of a premises up to the time a tenant enters into a lease and occupies the premises, and 2) after the final letting,
- Capital expenditure incurred on additions, alterations or improvements to the premises unless incurred on fixtures and fittings and a wear and tear allowance is available,
- Expenses incurred on lettings that are exempt under the provisions of rent-a-room relief,

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland

-

- The Local Property Tax ('LPT'),
- An individual cannot claim a deduction for their own labour.

The above list is not exhaustive.

1.7 Documentation to be retained

Full and accurate records of all lettings must be kept for tax purposes. All supporting documentation in respect of those records must also be kept, e.g. details from Airbnb, mortgage interest details, invoices, bank statements, cheque stubs, receipts for all expenses incurred etc. In general, records must be retained for six years.

Receipts etc. do not need to be submitted with the annual income tax return. However, the Revenue may request copies of receipts etc. to support the taxable rental income an individual declares on their annual income tax return.

1.8 Receipts not retained

If expense receipts have been mislaid individuals are advised to contact their service providers, e.g. gas or electricity companies, to obtain backdated receipts. The Revenue will generally not accept credit card/bank statements only as evidence of the expense.

1.9 Reporting rental income on a tax return

Individuals with taxable rental income will need to file an annual income tax return to report this taxable income to the Revenue.

In addition, individuals who wish to claim rent-a-room relief will need to file an annual income tax return in order to claim this relief and to report the level of gross rents generated in the tax year.

The requirement to file an Irish tax return will exist for any tax year during which an individual is in receipt of Irish rental income (whether it is regarded as taxable or whether rent-a-room relief is applicable).

Please refer to section 3.2 as a guide for reporting taxable rental income on an annual income tax return.

1.10 Jointly owned property

Where an individual owns a property jointly with someone else, it is necessary to apportion the rental income (and allowable expenses) between them based on each individual's percentage ownership of the property. For example, where a brother and sister own a rental property (50:50), the gross rents received must be split evenly between each individual. Each individual will be required to report their portion of the taxable net rental income on their own individual tax return.

Where a married couple own a property jointly and they are jointly assessed to tax, then they will report all of the net taxable rental income on the same tax return.

1.11 Applicable tax rates

The tax rates applicable to rental income are the same as those applicable to other sources of income.

The tax rates applicable to taxable or net rental income will depend on the level of other income (i.e. non-rental income) an individual receives during the tax year. For example, where an individual's other income in 2014 exceeds their standard rate bands for income tax and Universal Social Charge ('USC') and they have used their annual tax credits, their taxable or net rental income is subject to income tax at 41%,

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please\ refer\ to\ the\ Responsible\ Hosting\ Page\ available\ on\ the\ Airbnb\ website\ for\ additional\ general\ information\ about\ hosting\ in\ Ireland\ properties and the properties of the properties of$

-

the USC at 7% and PRSI at 4% (a combined rate of 52%). Please refer to Appendix B for confirmation of the income tax rates for the 2014 and 2015 tax years.

1.12 Rental losses

A rental loss will arise where allowable expenses are greater than the gross rents received. An individual will still need to file an annual income tax return even where a rental loss arises.

That rental loss can be carried forward to future tax years indefinitely to reduce rental profits in those years. The rental loss can only be used to reduce rental profits, i.e. taxable rental income. For example, it cannot be used to reduce taxable employment income. The rental loss must be used in the earliest year possible.

1.13 Sample rental computation

Example

Sinéad owns a home in Ireland. She occasionally spends time with her parents abroad and rents out her home for temporary periods, e.g. 1 week, 1 month and various weekends. In 2014 this accounted for a period of 3 months in total. The total gross rents received were €6,600 for the 3 months during which the property was rented.

Sinéad incurred the following annual expenses in 2014 in respect of the property:

- 1. Insurance of €550,
- 2. Mortgage interest of €10,000,
- 3. Local Property Tax of €585,
- 4. Cleaning during the period the property was rented of €300, and
- Repairs at the end of the period the property was rented due to damage caused by guest of €570.

Sinéad has kept a record of the total gross rents received and has all supporting documentation, e.g. confirmation of mortgage interest incurred in 2014 from her Bank, receipts for expenditure incurred etc. Sinéad is single and her only other source of income is from her employment. This income is subject to PAYE etc. at source.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please\ refer\ to\ the\ Responsible\ Hosting\ Page\ available\ on\ the\ Airbnb\ website\ for\ additional\ general\ information\ about\ hosting\ in\ Ireland\ properties and the properties of the properties of$

-

Sinéad's rental computation: €

Gross rental income 6,600

Less allowable expenses:

Annual Insurance* 137.50

Annual Mortgage interest** 1,875

Cleaning*** 300

Repairs*** 570 (2,882.50)

Net taxable rental income €3,717.50

Sinéad's PAYE income exceeds her standard rate band for income tax and USC and she has used her tax credits in full against her PAYE income. Therefore, her net taxable rental income will be subject to income tax, USC and PRSI at marginal rates. Therefore, her tax liability is as follows:

- Income tax = €1,524.17 (i.e. €3,717.50 @ 41%)
- USC = €260.22 (€3,717.50 @ 7%)
- PRSI = €148.70 (€3,717.50 @ 4%)
- Total tax liability = €1,933.09

*Only the part of the expense relating to the period the property was rented can be claimed as a deduction. As the property was only rented for 3 out of 12 months, the insurance should be apportioned on this basis. Therefore, $\leq 550 * 3/12 = \leq 137.50$

**The deduction for interest accruing on loans used to purchase, improve or repair rented residential property is restricted to 75% of the interest accruing during the year (i.e. in Sinéad's case it is restricted to €7,500, i.e. €10,000 * 75%)). Again only the part of the expense relating to the period the property was rented can be claimed as a deduction. As the property was rented for 3 out of 12 months, the restricted mortgage interest should be apportioned on this basis. Therefore, €7,500 * 3/12 = €1,875

***The cleaning and repairs expenses relate directly to the rental of the property. As such, the full amount of these expenses can be claimed as a deduction.

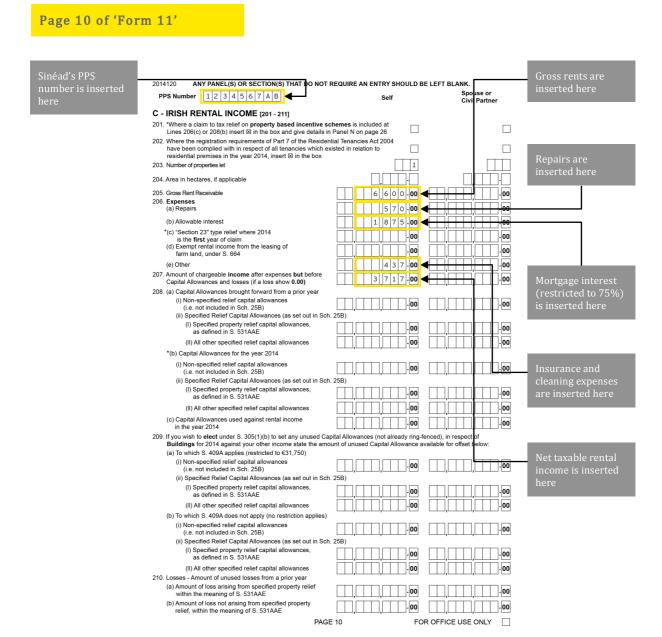
****The Local Property Tax ('LPT') is not allowed as a deduction.

The above example is prepared on the basis that rent-a-room relief is not applicable. Please refer to Section 2 for guidance on the conditions required to claim rent-a-room relief.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

The illustration below indicates where Sinéad's gross rental income, expenses and net taxable rental income are reported in Section C of her annual income tax return (Form 11). Please refer to Section 3 for further information in relation to the completion of the annual income tax return.



1.14 Capital Gains Tax

In general, Principal Private Residence relief (PPR relief) provides for relief from capital gains tax ('CGT') on the gain arising on the disposal of a dwelling house or part of a dwelling house which has been occupied by an individual as his or her sole or main residence.

PPR relief is subject to the following condition being met:

The dwelling house must have been occupied by the individual as his or her sole or main residence throughout the period of ownership. Note that the last 12 months of ownership is automatically deemed to be a period of occupancy in any event.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland

^

Where the dwelling house was not occupied by the individual as his or her sole or main residence throughout the period of ownership, only partial relief may be due. The gain is deemed to accrue evenly throughout the entire period of ownership and only the portion of the gain that relates to the period of owner-occupation can be relieved from CGT. There are certain exceptions to this rule, for example where the individual is required to move abroad for work purposes.

If a portion of the dwelling house was used exclusively for the purpose of a trade, business or profession, again only partial relief may be due and only the portion of the gain that relates to the qualifying part of the dwelling house (i.e. the part that was occupied as a principal private residence) can be relieved from CGT.

The CGT exemption is not restricted in respect of any period for which the vendor has availed of rent-aroom relief, i.e. where the conditions for rent-a-room relief are satisfied and the vendor has occupied the property as their sole or main residence throughout the period of ownership, the above capital gains tax exemption will still apply.

Further information on PPR relief is available on the Revenue website.

Disclaimer

2. Rent-a-room relief

2.1 What is rent-a-room relief

Rent-a-room relief provides an income tax exemption (including USC and PRSI) for rents received in a tax year, where certain conditions are met (see below). The relief is only available to individuals who rent a room (or rooms) for residential purposes in their sole or main residence.

Revenue has recently updated their guidance in relation to rent-a-room relief and this can be found on the Revenue's website. This section should be read in conjunction with the updated guidance from Revenue.

http://www.revenue.ie/en/practitioner/ebrief/2015/no-212015.html

2.2 The conditions required for rent-a-room relief to apply

Rent-a-room relief is only available where certain conditions are met, as follows:

- The room(s) being let must form part of a 'Qualifying Residence' as defined, i.e. a residential premises (i.e. a building or part of a building used as a dwelling) located in Ireland which is occupied by an individual as their sole or main residence during the tax year; and
- Gross rents receivable in a tax year must not exceed €12,000 per annum for 2015 or €10,000 per annum for 2014. Gross rents include income received in respect of the letting and other sums received in connection with the letting (e.g. meals, laundry and other similar goods or services incidentally supplied) before deduction of any allowable expenses.

Where the above conditions are not met, the rents received may be liable to income tax (including USC and PRSI) as rental income. An individual is obliged to file an annual income tax return to report the rental income.

An exemption from income tax may be claimed if the above conditions are met however a tax return must be filed in order to claim rent-a-room relief.

2.3 Who can avail of the relief?

Individuals who meet the conditions as set out above. The relief does not apply to companies or partnerships. However, it can apply where rents are received by more than one individual, for example, a husband and wife, where there is no partnership. In such cases, the €12,000 exemption limit is divided equally between them.

2.4 Examples of circumstances where the relief is not due

Some common examples include:

- Where gross rents received in a tax year exceed €12,000 for 2015 or €10,000 for 2014,
- Where the property is not an individual's sole or main residence (e.g. an investment property),
- The relief is not due where a child pays rent to a parent,
- The relief is not due where the person in receipt of the income is an employee of the person making the payment.

The above list is not exhaustive.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please\ refer\ to\ the\ Responsible\ Hosting\ Page\ available\ on\ the\ Airbnb\ website\ for\ additional\ general\ information\ about\ hosting\ in\ Ireland\ properties and the properties of the properties of$

4 4

2.5 The exemption limits

€12,000 for 2015 and €10,000 for 2014 are the exemption limits applicable, as set out above. If the gross rents exceed these limits then the full amount is taxable, i.e. not just the amount that exceeds the applicable limit.

2.6 Sample rental computation where rent-a-room relief not applicable

Example

Séan owns a three bed house in Dublin. He sub-let two rooms in the house throughout 2014. Each room was sub-let for €700 per month. The total gross rents Séan received for 2014 was therefore, €16,800. As this amount exceeds the limit for 2014 (€10,000), Séan is not entitled to rent-a-room relief.

The house measures 2,200 ft². The rooms Séan sub-lets measure 300 ft² and 350 ft² respectively.

Séan incurred the following expenses in 2014 in respect the property:

- 6. Insurance of €700,
- 7. Mortgage interest of €14,000,
- 8. Local Property Tax of €1,215,
- 9. Light and Heat of €3,600, and
- 10. Repairs of €200 in respect of damage to one of the sub-let rooms.

Séan has kept a record of gross rents received and has all supporting documentation, e.g. confirmation of mortgage interest incurred in 2014 from his Bank, receipts for expenditure incurred etc.

Séan is single and his only other source of income is from his employment. This income is subject to PAYE etc. at source.

In calculating net taxable rental income, Séan may deduct allowable expenses which relate to the rooms that are sub-let. Where an expense is incurred and it relates to the entire house (i.e. not just the sub-let rooms) it is necessary to calculate the portion of the expense that relates to the sub-let rooms on a just and reasonable basis. A just and reasonable basis might be for example to apportion the expense based on the square footage of the sub-let rooms and the house. This is the basis on which Séan's rental computation has been prepared below.

Séan's rental computation: \in

Gross rental income 16,800

Less allowable expenses:

Insurance* 239 Mortgage interest** 3,580 Light and heat*** 1,227

Repairs**** <u>200</u> (5,246)

Net taxable rental income €11,554

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please \ refer to \ the \ Responsible \ Hosting \ Page \ available \ on \ the \ Airbnb \ website for \ additional \ general \ information \ about \ hosting \ in \ Ireland.$

*Only the part of the insurance expense as relates to the rooms that are sub-let can be taken as a deduction. The portion relating to the rooms that are sub-let must be calculated on a just and reasonable basis, e.g. based on square footage as follows, $\leq 700 * 750 \text{ ft}^2/2,200 \text{ ft}^2 = \leq 239$.

**The deduction for interest accruing on loans used to purchase, improve or repair rented residential property is restricted to 75% of the interest accruing during the year. Again only the part of this expense as relates to the rooms that are sub-let can be taken as a deduction, e.g. $\le 14,000 * 75\% = \le 10,500, \le 10,500 * 750 \text{ ft}^2/2,200 \text{ ft}^2 = \le 3,580.$

***Only the part of the light and heat expense as relates to the rooms that are sub-let can be taken as a deduction. The portion relating to the rooms that are sub-let must be calculated on a just and reasonable basis, e.g. based on square footage as follows, $\leq 3,600 * 750 \text{ ft}^2/2,200 \text{ ft}^2 = \leq 1,227$.

****The repairs relate directly to one of the rooms that are sub-let and as such the entire expense can be taken as a deduction.

*****The Local Property Tax ('LPT') is not allowed as a deduction.

2.7 How is the relief granted?

A tax return must be filed in order to claim rent-a-room relief and to report the level of gross rents generated in the tax year. Please refer to Appendix C which illustrates the relevant section of the return that must be completed.

2.8 Claiming rent-a-room relief on a tax return

Please refer to section 3.2 as a guide for claiming rent-a-room relief on an annual income tax return.

2.9 Capital Gains Tax

In general, Principal Private Residence relief (PPR relief) provides for relief from capital gains tax ('CGT') on the gain arising on the disposal of a dwelling house or part of a dwelling house which has been occupied by an individual as his or her sole or main residence.

PPR relief is subject to the following conditions being met:

• The dwelling house must have been occupied by the individual as his or her sole or main residence throughout the period of ownership. Note that the last 12 months of ownership is automatically deemed to be a period of occupancy in any event.

The CGT exemption is not restricted in respect of any period for which the vendor has availed of rent-aroom relief, i.e. where the conditions for rent-a-room relief are satisfied and the vendor has occupied the property as their sole or main residence throughout the period of ownership, the above capital gains tax exemption will still apply.

If a portion of the dwelling house was used exclusively for the purpose of a trade, business or profession, only partial relief may be due and only the portion of the gain that relates to the qualifying part of the dwelling house (i.e. the part that was occupied as a principal private residence) can be relieved from CGT.

Further information on PPR relief is available on the Revenue website.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

2.10 Rent-a-room relief - Frequently Asked Questions

Please note that Revenue has recently updated their guidance in relation to rent-a-room relief and this can be found on the Revenue's website. This section should be read in conjunction with the updated guidance from Revenue.

http://www.revenue.ie/en/practitioner/ebrief/2015/no-212015.html

1. I understand rent-a-room relief only applies to a 'qualifying residence' – please explain

A qualifying residence is a property, situated in Ireland, and which is occupied by an individual as their sole or main residence during a tax year. You must therefore live in the property in order for rent-a-room relief to apply.

2. Is rent-a-room relief available if I let my entire apartment/house?

Rent-a-room relief is available in respect of sums arising from the letting of a room or rooms in a property that is occupied by the individual as their sole or main residence. If the entire property is let, and you are not living there, this condition would not be met; therefore the relief would not apply in these circumstances.

3. I share a house with some friends. I will be away for a number of months this year due to work. Can I claim rent-a-room relief if I let my room during the time that I won't be living in the property?

It is a condition of the relief that the individual in receipt of the income occupies the property as their 'sole or main residence' during the year. This does not however require that you must live in the property *throughout* the year. Therefore, provided the property is your sole or main residence at some time during the year, and the other conditions are met, the relief should apply.

4. I receive rental income from an apartment which I own as an investment property, can I claim rent-a-room relief?

No, the relief only applies to income from letting of a room or rooms in a property which is occupied by you as your sole or main residence.

5. I am a tenant in a rented house, can I claim rent-a-room relief if I sublet a room in the house?

Yes, you can. It is not a requirement of the legislation that the person receiving the rent is the owner of the property. You may however need to consult your landlord to establish whether subletting is permitted under the terms of your lease.

6. I own a house jointly with my spouse, we both live in the property; if we let out our spare rooms, can we both claim the maximum relief of €12,000 per year?

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please\ refer\ to\ the\ Responsible\ Hosting\ Page\ available\ on\ the\ Airbnb\ website\ for\ additional\ general\ information\ about\ hosting\ in\ Ireland\ properties and the properties of the properties of$

4 4

Where income arises to more than one individual from letting of rooms in a qualifying residence, the exemption is divided between them. Assuming that you and your spouse were each entitled to half the rent, then you would each be entitled to claim exemption on up to €6,000 each, per year.

7. We have a basement in our house which has been turned into a self-contained unit with its own entrance; does rent-a-room relief apply to letting the basement unit?

Yes. Provided the self-contained unit forms part of the residential premises the relief should apply, subject to meeting the usual conditions. The relief would not however apply to a unit which is physically separate from the residence, for example a mews building standing in the garden of the residence.

8. My employer is hosting a conference and due to a shortage of nearby hotel accommodation has offered to pay employees for the use of spare rooms in their home if they are willing to host delegates, can I claim rent-a-room relief for these payments?

No, rent-a-room relief does not apply to payments received either directly or indirectly by an individual, or a person connected with the individual, in respect of accommodation provided in a home where the individual is an employee of the person making the payment or of a person connected with the payer.

9. I have a holiday home and I sometimes let rooms during peak season, can I claim rent-a-room relief?

No, you must occupy the property as your sole or main residence. Since the property is a holiday home, this condition would not be met.

10. What can I do if I disagree with Revenue's assessment of the income I receive from the rental of a room in my home?

Tax legislation provides for a right of appeal against a variety of matters including assessments or determinations arising from Revenue's interpretation of legislation.

A taxpayer who is aggrieved by any assessment made by the Revenue Commissioners can lodge an appeal against the assessment by providing written notice to Revenue within 30 days of the notice of assessment. On receipt of the appeal, the Revenue may amend the assessment or alternatively, the Inspector of Taxes will list the case for hearing before the Appeal Commissioners.

The Appeal Commissioners are independent officials who will review the position and issue a determination as to which position is correct based on the facts presented (i.e. the Revenue's or the taxpayer's). If the taxpayer or Revenue is dissatisfied with the Appeal Commissioners decision a further appeal can be lodged in the Circuit Court. If either party is dissatisfied with the Appeal Commissioner's or the Circuit Court's decision, the appeal can be carried to the High Court, but only on a point of law. There is also an appeal from the High Court to the Supreme Court, but again only on a point of law.

You should consult a tax advisor and obtain legal advice in relation to the making of an appeal.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

3. Guide to preparing an annual tax return

3.1 The requirement to file a tax return in relation to rental income

Individuals with taxable rental income will need to file an annual income tax return to report this taxable income to the Revenue.

In addition, individuals who wish to claim rent-a-room relief will need to file an annual income tax return in order to claim this relief and to report the level of gross rents generated in the tax year.

The requirement to file an Irish tax return will exist for any tax year during which an individual is in receipt of Irish rental income (whether it is regarded as taxable or whether rent-a-room relief is applicable). There is no requirement to file a tax return for any tax year during which an individual is not in receipt of rental income and only has employment income that has been subject to PAYE in full.

Ireland has a calendar year tax system, with the tax year running from 1 January to 31 December each year.

Individuals who file an annual income tax return will either need to file a Form 12 tax return or alternatively they will need to register for income tax in Ireland and file a Form 11 tax return. The Form 12 is a shorter version of the tax return and is intended for use by those whose income is mainly subject to PAYE.

Form 12

An individual with PAYE income (i.e. employment income that is subject to PAYE, USC and PRSI at source) and a low level of non-PAYE income (e.g. rental income) can make an arrangement with Revenue to have the tax due on their non-PAYE income collected by reducing their annual tax credits. In order to enter into such an arrangement with Revenue, the individual must have:

- Gross non-PAYE income of less than €50,000 per annum, and
- Net taxable non-PAYE income (i.e. gross income less deductible expenses) of less than €3,174 per annum.

Form 11

Individuals who have non-PAYE income and who do not meet both of the conditions outlined above are regarded as 'chargeable persons' and must register for income tax and file a Form 11 tax return via the self-assessment system.

3.2 Registering for income tax

An individual can register for income tax by completing a Form TR1 and submitting this to their local Revenue district. Alternatively, this can be done using Revenue's On-line Service ('ROS'). However, in order to use ROS, an individual must first register for the service.

An individual can register for ROS by clicking the link 'Register for ROS' on Revenue's homepage (www.revenue.ie)

Once registered an individual can register for income tax via ROS. In order to do this log into your ROS account using the ROS access number provided by Revenue. Click on the 'My Services' tab at the top of your account homepage and then click on 'Manage Your Tax Registrations and Agent Links'. You will then see a list of taxes you can register for.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Revenue offer support via the ROS helpdesk (roshelp@revenue.ie or LoCall 1890 201 106 (ROI only) or +353 1 702 3050 (outside ROI)) for any ROS related queries.

Where an individual ceases to be regarded as a chargeable person and no longer has an obligation to file an annual tax return, they can de-register for income tax via ROS or by contacting their local Revenue district.

3.3 Electronic filing

Form 12

A paper form of the Form 12 is available. This can be completed and submitted by post to the taxpayer's local Revenue district (please refer to Section 3.8 for further detail on the submission of the return).

An electronic Form 12 – the 'eForm 12' is also available via Revenue's 'PAYE Anytime' service. The eForm 12 is a shorter version of the paper Form 12 and certain information from the taxpayer's Revenue record is pre-populated on the eForm 12. Where a taxpayer is not registered for PAYE Anytime they can do so by logging on to www.revenue.ie and selecting 'Register for PAYE Anytime'.

Form 11

Any taxpayers that register for income tax/re-register for income tax from 1 January 2015 will be required to file tax returns and pay tax liabilities electronically via ROS.

3.4 Preliminary tax

Preliminary tax must be paid by individuals who are regarded as 'chargeable persons' and who are required to file a Form 11 tax return.

Preliminary tax is an estimate of tax payable for a tax year on non-PAYE income and is payable in advance. Preliminary tax must be paid by 31 October in the year in question (or the ROS extended deadline – please refer to Section 3.5 below for further information in relation to the tax deadlines). For example, preliminary tax for the 2015 tax year is due by 31 October 2015 (or the ROS extended deadline). Preliminary tax for the 2015 tax year is an estimate of the tax payable by an individual in respect of 2015.

When calculating the preliminary tax payment an individual must ensure to include their liability to PRSI and the Universal Social Charge, as well as income tax.

In order to avoid interest charges, the amount of preliminary tax paid for a tax year must equal or exceed the lower of the following three amounts:

- 90% of an individual's final liability for the tax year, or
- 100% of an individual's final liability for the previous tax year, or
- 105% of an individual's final liability for the pre-preceding tax year (but this option is only available if the tax payable in this year was greater than nil and the taxpayer pays the preliminary tax by direct debit)

For example, where an individual's tax liability for 2013 was €10,000 and their tax liability for 2014 was €12,000 and their estimated tax liability for 2015 is €15,000, then they have the option to pay either:

- 90% of €15,000, i.e. €13,500 (this option can be risky as the individual needs to be able to estimate their final 2015 tax liability accurately in October/November 2015), or
- 100% of €12,000, i.e. €12,000, or

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

• 105% of €10,000, i.e. €10,500.

If an individual does not pay preliminary tax by the due date or if the amount of preliminary tax paid is too low, the individual will be liable to an interest charge. The interest accrues from the date the preliminary tax was due. Interest is due, on late payments of tax, for each day or part of a day at a rate of 0.0219%.

3.5 Deadlines to meet

The deadline for submission of tax returns (Forms 12 and Forms 11) in Ireland is 31 October. For example, the deadline for submission of the 2014 income tax return is 31 October 2015 and the deadline for the 2015 income tax return is 31 October 2016.

An extended deadline (mid- November) is available where an individual files a Form 11 tax return online and makes payments electronically using ROS. As outlined above, taxpayers that register for income tax/re-register for income tax from 1 January 2015 will be required to file tax returns and pay tax liabilities electronically via ROS. Therefore, the extended deadline will apply for these taxpayers.

ROS provides a facility for an individual to:

- File his or her tax return for the previous year,
- Pay any balance of tax due for the previous year, and
- · Pay his or her Preliminary Tax for the current year,

The deadline for 1) filing of the annual tax return for the previous year, 2) payment of the balance of tax due for the previous year and 3) payment of Preliminary Tax for the current year is **31 October**.

Disclaimer

3.6 Expression of Doubt

Where an individual who is registered for income tax and files a Form 11 tax return is unsure of the tax treatment of a particular source of income, he or she can include an *'Expression of Doubt'* in his or her annual income tax return (in the 'Expression of Doubt' section of the form). The expression of doubt box may be ticked if a taxpayer has a genuine doubt about the tax treatment of certain income. Individuals who express doubt about an item in their return should also provide Revenue with details of the facts and circumstances surrounding the doubt and specify what the doubt is.

|--|

	2014120 ANY PANEL(S) OR SECTION(S) THAT DO NOT REQUIRE AN ENTRY SHOULD BE LEFT BLANK.
Details relating to the	PPS Number PANEL(S) OR SECTION(S) THAT DO NOT REQUIRE AN ENTRY SHOULD BE LEFT BLANK.
expression of doubt	Bank Details
can be entered in this section	If you wish to have any refund paid directly to your bank account, please supply your bank account details.
Section	Single Euro Payments Area (SEPA)
	Account numbers and sort codes have been replaced by International Bank Account Numbers (IBAN) and Bank Identifier Codes (BIC). These numbers are generally available on your bank account statements. Further information on SEPA can be found on www.revenue.ie.
	It is not possible to make a refund directly to a foreign bank account that is not a member of SEPA.
	International Bank Account Number (IBAN) (Maximum 34 characters)
	Bank Identifier Code (BIC) (Maximum 11 characters)
	If you are married or in a civil partnership and have opted for Joint Assessment in 2014, please provide your spouse's or civil partner's Irish bank account details:
	International Bank Account Number (IBAN) (Maximum 34 characters)
	Bank Identifier Code (BIC) (Maximum 11 characters)
	Note: Any subsequent Revenue refunds will be made to this bank account unless otherwise notified.
	Expression of Doubt
	If you have a genuine doubt about the correct application of tax law to any item in the return, insert 🗵 in the box and provide details of the point at issue in the entry fields below:
	(a) Provide full details of the facts and circumstances of the matter to which the Expression of Doubt relates
	(b) Specify the doubt, the basis for the doubt and the tax law giving rise to the doubt
_	(c) Identify the amount of tax in doubt in respect of the chargeable period to which the Expression of Doubt relates
	(d) List the supporting documents that are being submitted in relation to the matter involved. These documents should accompany
	this return
	(e) Identify any published Revenue guidelines that you have consulted concerning the application of the law in similar circumstances
	PAGE 30 FOR OFFICE USE ONLY

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland.

The expression of doubt must be genuine and if it is subsequently found that the view taken by the individual was incorrect, the individual will nevertheless be regarded as having made a full and true disclosure. In such cases any additional tax due will be payable within one month of the date on which the tax assessment is amended. Including an expression of doubt affords protection from interest charges however; interest charges may apply if it transpires an expression of doubt is made which is not genuine.

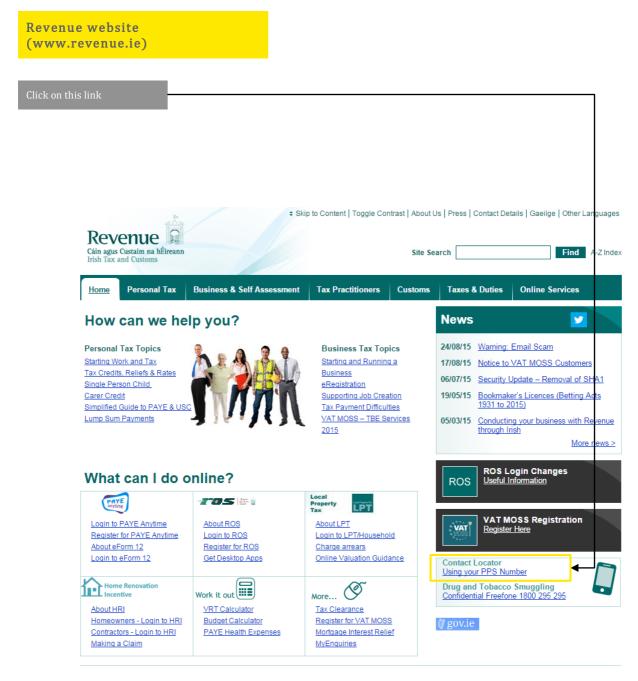
Where an expression of doubt is made it should be detailed clearly on a cover letter with the tax return, whilst also completing the expression of doubt section of the tax return as outlined in the illustration above.

Disclaimer

3.7 Submitting a tax return

Form 12

Once the tax return is completed it will need to be signed and submitted to Revenue. A paper Form 12 must be signed and submitted to an individual's local Revenue district office. An individual can confirm their local Revenue district office by entering their PPS number on Revenue's contact locator tool on www.revenue.ie as illustrated below.



Security | Privacy | Sitemap | Accessibility Statement | Disclaimer | Re-use of Public Sector Information

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland.

Revenue website (www.revenue.ie)

PPS number is inserted here



Home | Gaeilge | Close

Contact Locator

The Revenue Contact Locator is designed to assist you find the contact details (Postal Addresses, Phone and Fax Numbers, Email Addresses) specific to your region.

PPS/Tax Number

Submit Search

Note: Most taxes and duties are included in this search. If your search produces no results please refer to our <u>Contact Details</u> page.

Additional Assistance

- Problems with ROS
- <u>Click here for Assistance with VAT queries in Counties</u>
 <u>Kildare, Meath and Wicklow</u>
- Evenue regional Lo-call numbers

Taxpayers who complete an eForm 12 can complete and submit this return via Revenue's PAYE Anytime service.

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please\ refer\ to\ the\ Responsible\ Hosting\ Page\ available\ on\ the\ Airbnb\ website\ for\ additional\ general\ information\ about\ hosting\ in\ Ireland.$

Form 11

The majority of Form 11 tax returns are now completed and submitted via ROS. Once the tax return is complete and all income, credits and reliefs have been entered, the tax return is uploaded to Revenue via your ROS account. To complete and file a tax return via ROS, log into your ROS account using the ROS access number provided by Revenue and click on the 'Admin Services' tab at the top of your account homepage.

Revenue offer support via the ROS helpdesk (roshelp@revenue.ie or LoCall 1890 201 106 (ROI only) or +353 1 702 3050 (outside ROI)) for any ROS related queries.

3.8 Payment of income tax liability

There are a number of payment options available to taxpayers. Where an individual files a Form 12 and they have a tax liability, they can make payment of that tax liability by cheque and submit this to Revenue together with their tax return. For alternative payment options, the taxpayer should contact their local Revenue district office in advance of the deadline of 31 October to ensure that the payment can be facilitated by this date.

Where an individual files a Form 11 tax return, a number of payment options exist via ROS, e.g. direct debit, bank transfer, credit card payment, debit instruction etc. A complete list of the payment options is available on the Revenue website http://www.revenue.ie/en/online/ros/payment-services.html

3.9 Records to be kept

An individual must keep full and accurate records relating to his or her tax affairs. The records being kept must be sufficient to enable an individual make a proper return of income for tax purposes.

For example, records to be kept in respect of rental income should include:

- Rent books, detailing the gross amount of rents received per annum,
- All supporting records in relation to expenses incurred such as invoices and receipts.

Records must be kept for a period of six years.

Failure to keep proper records or failure to keep them for the required six years is a Revenue offence, for individuals who are chargeable to tax. Fines and/or imprisonment could apply if convicted of a Revenue offence.

3.10 Revenue right to inspect records

Revenue has extensive rights to inspect documents and records in accordance with the Revenue audit process.

For example, Revenue has the right to inspect any records or documents relating to any tax liability, including a tax liability arising in respect of rental income received. In addition, Revenue has the right to enter any place where it believes records are being kept relating to a tax liability, and request that such information be provided for inspection.

3.11 Application of interest and penalties

Statutory interest at a daily rate (currently 0.0219%) may apply where payment of the tax due has not been made by 31 October (or by the extended ROS deadline).

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Failure to file an annual income tax return by 31 October (or by the extended ROS deadline) in the year following the tax year in question may result in a penalty, as follows:

- Where the return is filed **within 2 months** of the filing date **5%** of the tax due up to a maximum of €12,695,
- Where the return is filed **more than 2 months** after the filing date **10%** of the tax due up to a maximum of €63,485.

A penalty may also be due where an individual files a return which is incorrect or incomplete.

Further details on the interest and penalties applicable are available in the Revenue Code of Practice for Audit and other Compliance Interventions is available on the Revenue website.

Disclaimer

Airbnb's reporting obligations 4.

The Taxes Consolidation Act 1997 imposes an obligation on an agent who is in receipt of rent or other payments arising from premises to provide the following information to Revenue:

- The name and address of the hosts/landlords
- Details of rent or other payments received; and
- The address of the premises being leased.

Appendix A Resident and Ordinarily Resident

Residence

Residence is based on physical presence in Ireland during a tax year. An individual is considered tax resident in Ireland in a tax year if he/she spends either:

- 183 days or more in Ireland in the tax year (calendar year); or
- 280 days or more in Ireland in a current and preceding tax year, and more than 30 days in Ireland in the current year.

A day for residence purposes includes any part of day spent in Ireland. The purpose of the day (e.g. work, holiday etc.) is not relevant.

Ordinary Residence

An individual, who has been tax resident in Ireland for three consecutive tax years, becomes ordinarily resident in Ireland from the commencement of the fourth tax year.

An individual, who has been ordinarily resident in Ireland, ceases to be ordinarily resident in Ireland after they have been non-resident in Ireland for three consecutive tax years.

Disclaimer

Appendix B Personal tax rates 2014 and 2015

Personal Tax Rates 2014 and 2015		
Personal Circumstances	2014	2015
Standard rate bands income tax		
Single/Widowed/Surviving Civil Partner, without dependent children Single/Widowed/Surviving Civil Partner, qualifying for Single Person Child Carer Credit Married or in a Civil Partnership, where only one spouse or Civil Partner has income Married or in a Civil Partnership, where both spouses or Civil Partnership, where both spouses	First €32,800 p.a. @ 20% Balance @ 41% First €36,800 @ 20% Balance @ 41% First €41,800 @ 20% Balance @ 41% First €41,800 (with an increase of €23,800 max.) @ 20% Balance @ 41%	First €33,800 p.a. @ 20% Balance @ 40% First €37,800 @ 20% Balance @ 40% First €42,800 @ 20% Balance @ 40% First €42,800 (with an increase of €24,800 max.) @ 20% Balance @ 40%
Tax credits Single Person	•	€1,650
Married or in a Civil Partnership Widowed/Surviving Civil Partner, without dependent children	€3,300 €2,190	€3,300 €2,190
Single Person Child Carer Tax Credit	€1,650	€1,650
Universal Social Charge ('USC')	First €10,036 @ 2% Next €5,980 @ 4% Balance @ 7%	First €12,012 @ 1.5% Next €5,564 @ 3.5% Next €52,468 @ 7% Balance @ 8%

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland.

Appendix C Common sections in the tax return

A tax return must contain details of all income, tax credits and reliefs to be claimed for the year in question.

Both the Form 11 and Form 12 tax returns are divided into several sections. Some of the more common sections of the Form 11 and Form 12 are illustrated below.

Form 11

Name, address and PPS number are inserted on the front page of the Form 11. Once the return is completed it should be signed and dated on the front page. Where a taxpayer files their tax return via ROS this can be done electronically.

Page 1 of 2014 'Form 11'

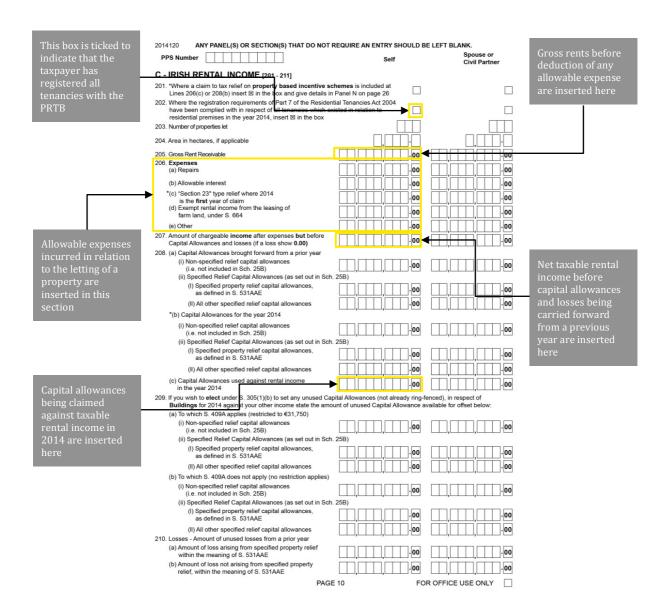
Name and address	2014120 Form	PPS number is inserted here
moereed nere	Tax Return and Self-Assess	All May
	(relating to taxes on income and capital of	
	(rotating to taxoo on moonto and oupitar)	anio for son assessed marvidudis,
	TAIN GCD	Remember to quote your PPS Number in any communication with your Revenue office
_		
		If submitting this return use any envelope and write "Freepost" above the Return Address. NO STAMP REQUIRED
	Revenue On-Line Service (ROS) allows you to file this form and to pay any tax (which will include Income Tax, Capital Gains Tax,	Return Address
	PRSI and Universal Social Charge (USC)) due electronically. It also provides an instant calculation of Income Tax liability. Access ROS at www.revenue.ie.	Office of the Revenue Commissioners, Collector-General's Division,
	A "Guide to Completing 2014 Pay & File Self-Assessment Returns is available on Revenue's website www.revenue.ie or from Revenue' Forms & Leaflets Service at LoCall 1890 306 706 (ROI only), +353 1 702 3050.	
	RETURN OF INCOME, CHARGES AND CAPITAL GAINS FOR THE CLAIM FOR TAX CREDITS, ALLOWANCES AND RELIEFS FOR TH SELF-ASSESSMENT FOR THE YEAR ENDED 31 DECEMBER 201	E YEAR ENDED 31 DECEMBER 2014
	If you complete and submit this tax return and self-assessment self-assessment for you. This will assist you in paying the corre the 31 August 2015 you must make your own self-assessment date for submission of this return to the above address is 31 Or of tax due for 2014. Where this return is submitted after the duw within two months, otherwise 10%) will be added to your tax lia	on or before 31 August 2015 Revenue will calculate the ct amount by the due date. If you submit the return after and calculate your own tax, PRSI and USC due. The due tober 2015. On that date you must also pay any balance date, a surcharge (5% where the return is submitted lillify. Failure to submit your Local Property Tax return
	will result in a tax surcharge - please see note in the Form Civil Penalties/Criminal Prosecution - Tax law provides for b make a return, the making of a false return, facilitating the mak reliefs which are not due. In the event of a criminal prosecution liable to a fine not exceeding €126,970 and/or to a fine of up to the tax ultimately found to be due and/or to imprisonment.	oth civil penalties and criminal sanctions for the failure to ng of a falise return, or claiming tax credits, allowances or a person convicted on indictment of an offence may be
	If there are any changes under the following headings, not alre	ady notified to Revenue, enter the new details below:
	Nature of Primary Trade, Business or Activity	
	Business Address	Main Residence Address
	Address	AUDITIESS
	Telephone	Telephone
	YOU MUST SIGN THIS DECLARATION I DECLARE that, to the best of my knowledge and belief, this for provisions of the Taxes Consolidation Act 1997 of:	orm contains a correct return in accordance with the
	All the sources of my income and the amount of income deriv All disposals and acquisitions of chargeable assets and the a year 2014.	
	I DECLARE that, to the best of my knowledge and belief, all the received, tax credits, allowances and reliefs claimed and as reg	
	Signature	Date // //
	Capacity of Signatory	
	Contact Details (in case of query about this return)	
		ntact Name
	Client's Ref.	ephone or E-mail
	PAGE 1	FOR OFFICE USE ONLY

Disclaimer

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

 $Please\ refer\ to\ the\ Responsible\ Hosting\ Page\ available\ on\ the\ Airbnb\ website\ for\ additional\ general\ information\ about\ hosting\ in\ Ireland.$

Page 10 of 2014 'Form 11'



Details relating to taxable rental income should be included in Section C as illustrated above.

Disclaime

Page 11 of 2014 'Form 11'

	2014120 ANY PANEL(S) OR SECTION(S) THAT DO NOT	REQUIRE AN ENTRY SHOULD BE LEF	T BLANK.
Total pay for PAYE	PPS Number	Self	Spouse or Civil Partner
ourposes (i.e., total	Non-resident Landlord	landland and committee and the condition and	from the rest state.
pay under Section (A) — Pay on the 2014 Form	(a) PPS number of tenant(s) (if known)	landlord and your tenant has withheld ta:	Cirom the rent, state.
P60 is inserted here	(b) Amount of Irish tax withheld		
oo is miserted here		FIGER (INCL. DIDECTORELUE	, LLLL, LLLL
	D - INCOME FROM IRISH EMPLOYMENTS, OFF ETC., INCOME FROM FOREIGN OFFICES OR E DUTIES OF THOSE OFFICES AND EMPLOYME	EMPLOYMENTS ATTRIBUTAE	SLE TO THE
	212. (a) Gross amount of income from Irish employments, offices and non-Proprietary Directorships subject to PAYE (other than income at lines 212(b), 213(a), 214(a), 215 & 216)	-00	.00
	(b) Gross amount of income from Irish Proprietary Directorships subject to PAYE		,
	213. (a) Income attributable to the performance in the State of the duties of foreign offices and foreign employments subjected to PAYE deduction	, , , , , , , , , , , , , , , , , , , ,	,,
	(b) (i) If you are resident and non-domiciled, and wish to app computed in accordance with S. 825B include the amy you are liable to tax at (a) above and insert ⊠ in the b	ount on which	
	(ii) Enter the year in which you were first entitled to this re	elief (YYYY)	
	(c) Income attributable to the performance in the State of the duties of foreign offices and foreign employments not subjected to PAYE deduction	.00	.00
	214. Special Assignee Relief Programme If you are entitled to relief under S. 825C, state:		
	 (a) Gross income from the employment less amounts contributed to pension and amounts not taxed in the State 	e	,
	(b) Amount of income relieved	. 00	. 00
	 (c) If the relief referred to above has been granted through payroll by your employer insert in the box 		
	If you have not been granted relief by your employer, and if y support of your claim	rou have not already done so, you must	submit a SARP 1 in
	215. Gross amount of income from Public Sector employment where PRSI was paid under Class B, C, or D	,	,
	 Gross amount of income from certain Public Sector employment (Members of the Oireachtas, Judiciary, etc.) 	.00	
	217. Income from Irish employment not subjected to PAYE	amplement restrictive sevenents etc.)	, ,
	(include payments received on commencement/cessation of (a) Amount chargeable to tax	employment, restrictive covenants, etc.)	.00
	(b) Nature of payment(s)		_,,,00
	(2)		
	219 Allewahle Deductions incurred in Employment		
	218. Allowable Deductions incurred in Employment (a) Nature of employment(s)		
	(b) Expenses	-00	-00
	(c) Superannuation Contributions/AVC (where not deducted by Employer)	,	, .00
	(d) Capital Allowances		.00
	(e) Total of (b), (c) and (d) above	.00	.00
	(f) Amount of total at (e) referring to		.00
	Proprietary Directorship income/salary (g) Amount of total at (e) referring to Employment income/salary		.00

Where the taxpayer has a PAYE employment, confirmation of income subject to PAYE is reported in Section D, as illustrated above.

PAGE 11

FOR OFFICE USE ONLY

Disclaimer

Page 13 of 2014 'Form 11'

Total pay for			Total amount of
USC purposes is	2014120 ANY PANEL(S) OR SECTION(S) THAT DO NOT	REQUIRE AN ENTRY SHOULD BE LEFT BLANK. Spouse or Self	USC deducted
		Civil Partner	
inserted here	(c) Tax free amount, if any, for 2014		in 2014 is
	(d) Amount of excess lump sum(s) for 2014	.00	inserted here
	(e) Portion of amount at (d) chargeable under Case IV at the standard rate (S. 790AA(3)(a)(i) or (3)(b)(i)(I))	.00	-00
	(Do not include any amount entered at (g)(i))		.00
	(f) Portion of amount at (d) chargeable under Schedule E	ment income subject to PAYE and income liable to USC)	.00
	(g) Where amount at (d) includes an amount paid under the		
	 (i) Portion of amount at (d) chargeable under Case IV at the standard rate determined in accordance with 		
	S. 790AA(3)(a)(i) or (3)(b)(i)(I)	00	-00
Total amount of	(Do not include any amount entered at (e)) (ii) Portion of amount at (d) chargeable under Case IV		
	at the rates determined in accordance with	.00	-00
PAYE deducted	S. 790AA(3)(a)(ii), (3)(b)(i)(II) or (3)(b)(ii) Universal Social Charge - Gross Income from En	pployment/Pension	
in 2014 is	Gross amount of all employment and occupational pension incc contributions, or permanent health benefit. This is the Gross Inc	me, before any deduction for superannuation, other pension	
inserted here		loo de la companya de	
111501000111010	232. Gross income for USC for the year 2014		-00
	233. Amount of USC deducted in 2014	-00	-00
1	234. Amount of USC refunded for the year 2014	.00	.00
	235. If you received a performance-related bonus payment from and have suffered USC at the rate of 45% on this payment		
	PAYE Tax deducted/refunded	IIISER MIT THE BOX	
	236. (a) Total of all PAYE tax deducted per P60(s)/P45(s) to include amount of tax deducted under Schedule E		
	from distributions from ARFs, AMRFs & PRSAs - retirer		
	(Note: in respect of Proprietary Directorships, only tax i		
	(b) PAYE Tax refunded for the Income Tax year 2014(c) PAYE Tax underpaid (amount collected by reducing		-00
	your tax credits for 2014)		-00
	Directorships 237. If you and/or your spouse or civil partner held proprietary d	rectorships in the year 2014,	
	state each company's tax number and the percentage shar Insert ⊠ in the	eholding in each company	the
	Company Tax Number % box if Spouse or Civil Partne	Company Tax Number % box if Spou	ise
	Convertible Securities		
	238. Chargeable event in 2014 (S. 128C) If any part of the chargeable amount was not taxed		
	under the PAYE system, enter that amount		-00
	Share Options [239 - 240] 239. Share options exercised, released or assigned in 2014		
	(a) Enter total chargeable amount	.00	.00
	(b) Enter amount of Relevant Tax on a Share Option		.00
	(RTSO) paid 240. Election under S. 128A(4A) (SO3 Election)		
	If you or your spouse or your civil partner made a "payment on a options and have now disposed of any shares, state:	account" under S. 128A(4A) against the income tax due on share	е
	(a) The balance of tax remaining on the share option(s) to which the election under S. 128A(4A) was made		-00
	(b) The aggregate of the net gain arising on the disposal of shares in 2014.	.00	.00
	Do not include losses in the aggregate net gain	F 13 FOR OFFICE USE ONLY	

Where the taxpayer has a PAYE employment, confirmation of income subject to USC and PAYE and USC deducted is reported in Section D, as illustrated above.

Disclaimer

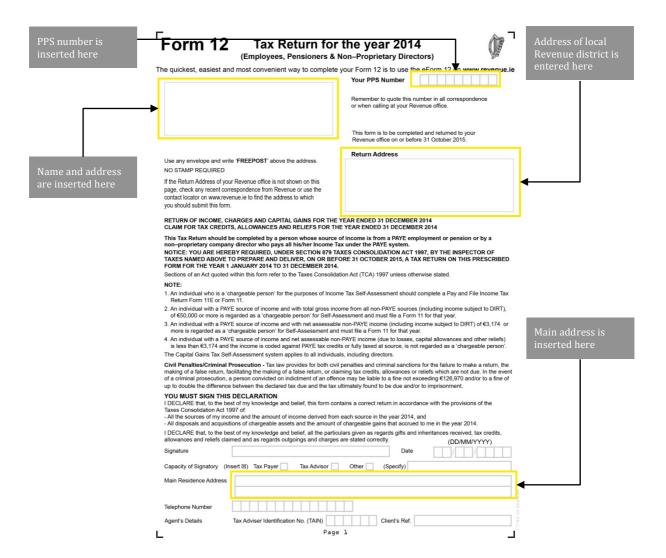
Page 18 of 2014 'Form 11'

elief applies, the	PPS Number	Self	Spouse or Civil Partner
nount of gross	INCOME FROM SOURCES NOT SHOWN ELSEW	/HERE	1
come received from tting rooms(s) in a	410. (a) Gross amount of the income	.00	. 00
ome is reported here	(b) Amount of tax deducted	mmmmmm	inina
	(c) Source(s) of income received		
	G - EXEMPT INCOME [411 - 416]		
	 411. Profit disregarded by virtue of Artists Exemption granted under S. 195 	,	,
	412. (a) Profit or gains from Woodlands	,	,
	(b) If a loss, enter the amount of the loss		,
	(c) Distributions out of exempt profit or gains from Woodlands		,
	413. (a) Income received under Rent-a-Room Relief Scheme		J
	(b) If you do not wish to avail of Rent-a-Room Relief, insert P and include the income and expenses at Lines 205 - 210		
	414. Childcare Services		
	I confirm that I have notified the relevant person recognised by th Service Executive that I am providing Childcare Services and el have the gross income , before expenses, in respect of these se exempted from income tax (to elect enter the gross income rece	ervices	, .00
	415. Income not chargeable to tax but which is part of total income for the purposes of S. 188(1)	,	,
	416. (a) Other Exempt Income		,
	(b) Details of income sources, e.g. exempt investment inc received under S. 189	some	
	H - ANNUAL PAYMENTS, CHARGES AND IN	TEREST PAID [501 - 514]	
	501. Gross amount of Rents, etc. payable to Non-Residents in 2014	.00	.00
	502. Clawback of Employers' Tax Relief at Source (TRS)		
	If you are an employer and have paid medical insurance premiums to an authorised insurer on behalf of your employees enter the amount of tax relief at source granted to you in respect of these premiums (Note: do not enter the amount of the insurance premium	paid)	,
	503. (a) Gross amount of Maintenance Payments paid in 2014 where tax was not deducted	4	,
	(b) Gross amount of Maintenance Payments paid in 201 where tax was deducted	4 , , , , , , , , , , , , , , , , , , ,	
	504. (a) Gross amount of Deed(s) of Covenant in favour of Permanently Incapacitated individual(s)		
	(b) Gross amount of Deed(s) of Covenant in favour of person(s) aged 65 or over		.00
	505. Gross amount of payment of other Charges/Annuity(ies) where tax was deducted	, , , , , , , , , , , , , , , , , , , ,	,
	Pension Contributions [506 - 510] 506. If you are claiming relief in respect of RACs/PRSAs/QOPPs		
	state the source(s) of your earnings for which the relief is clair	med	
		GE 18 FOR OF	

Where rent-a-room relief is applicable, the gross income received should be reported in Section G, as illustrated above.

Disclaimer

Page 1 of 2014 'Form 12'



Name, address and PPS number are inserted on the front page of the Form 12. Once the return is completed it should be signed and dated on the front page. Where a taxpayer files an eForm 12 this can be done electronically.

Disclaimer

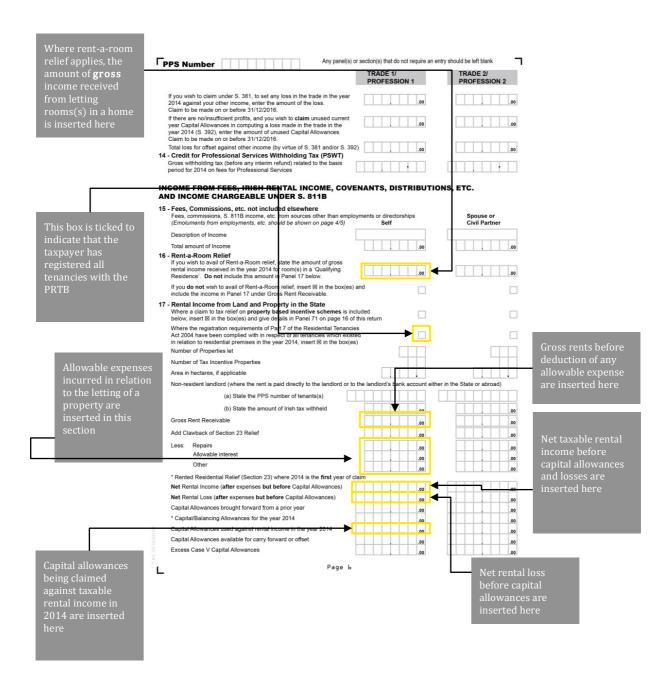
Page 4 of 2014 'Form 12'

3 - Employments subject to PAYE Tax (including income s State of the duties of foreign employments) Employer's Name Employer's PAYE Registered Number (available from your P60) Gross income for Universal Social Charge (USC) for the year 20 Amount of USC deducted in 2014 (available from your P60) Gross amount of Taxable income (available from your P60) If any employment income has been subjected to foreign tax in a insert 8i in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the foreign tax paid on the income If you received a performance-related bonus payment from a spe of £20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	Self spouse or Civil Process	.00 .00 .00 .00 .00
Employer's PAYE Registered Number (available from your P60) Gross income for Universal Social Charge (USC) for the year 20 Amount of USC deducted in 2014 (available from your P60) Gross amount of Taxable income (available from your P60) If any employment income has been subjected to foreign tax in a insert 8l in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the for credit should not be made here. If you received a performance-related bonus payment from a spe of £20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	sign	.00
Gross income for Universal Social Charge (USC) for the year 20 Amount of USC deducted in 2014 (available from your P60) Gross amount of Taxable income (available from your P60) If any employment income has been subjected to foreign tax in a insert 8 in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of one-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the for credit should not be made here. If you received a performance-related bonus payment from a spe of £20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	treaty State, peign	.00
Gross income for Universal Social Charge (USC) for the year 20 Amount of USC deducted in 2014 (available from your P60) Gross amount of Taxable income (available from your P60) If any employment income has been subjected to foreign tax in a insert 8 in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of one-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the for credit should not be made here. If you received a performance-related bonus payment from a spe of £20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	treaty State, peign	.00
Amount of USC deducted in 2014 (available from your P60) Gross amount of Taxable income (available from your P60) Gross amount of Tax Deducted (available from your P60) If any employment income has been subjected to foreign tax in a insert Bi in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the for credit should not be made here. If you received a performance-related bonus payment from a spe of £20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	treaty State, peign	.00
Gross amount of Taxable income (available from your P60) Gross amount of Tax Deducted (available from your P60) If any employment income has been subjected to foreign tax in a insert ⊠ in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the for credit should not be made here. If you received a performance-related bonus payment from a spe of €20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	seety State, eign	.00
Gross amount of Tax Deducted (available from your P60) If any employment income has been subjected to foreign tax in a insert ☒ in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the f for credit should not be made here. If you received a performance-related bonus payment from a spe of €20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	seety State, eign	.00
If any employment income has been subjected to foreign tax in a insert ⊠ in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the foreign to the made here. If you received a performance-related bonus payment from a spe of €20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	eign	+
insert ⊠ in the box(es) Foreign Tax Amounts Amount of income included above that has been subjected to for tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the f for credit should not be made here. If you received a performance-related bonus payment from a spe of €20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	eign	+
tax in a treaty State Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the for credit should not be made here. If you received a performance-related bonus payment from a spe of £20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	oreign State, or if the tax is refundable by the foreign jurisdiction, cified institution in excess	+
Amount of non-refundable foreign tax paid on the income Note: If there is no double taxation agreement in place with the f for credit should not be made here. If you received a performance-related bonus payment from a spe of e20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	cified institution in excess	, a claim
for credit should not be made here. If you received a performance-related bonus payment from a spe of e20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship	cified institution in excess	, a claim
of €20,000 and have suffered USC at the rate of 45% on this pay If you are related to your employer by marriage or otherwise, state relationship		
state relationship		
4 - Pension(s)/Annuities (Subject to PAYE Tax)		
Name of Payer(s)		
Pension Company PAYE Registered Number		
Gross income for USC for the year 2014 (available from your P60	,00	.00
Amount of USC deducted in 2014 (available from your P60)		
Gross amount of Taxable Income (available from your P60)	.00	.00
Gross amount of Tax Deducted (available from your P60)		
5 - Withdrawal of funds from AVC		
Amounts of funds withdrawn from an AVC under S. 782A	.00	.00
Amount of tax deducted		
6 - Lump sums from Relevant Pension Arrangements (S. 7	90AA)	
(a) Amount of lump sum(s) paid between 7/12/2005 and		П.,
31/12/2013, both dates inclusive (b) (i) Amount of lump sum(s) paid in 2014	.00	.00
(ii) Amount of lump sum paid in 2014 which was paid under the		.00
of a Qualifying Overseas Pension Plan (QOPP) (S. 790AA)		.00
(c) Tax free amount, if any, for 2014 (d) Amount of excess lump sum(s) for 2014	00	.00
(e) Portion of amount at (d) chargeable under Case IV	.00	.00
at the standard rate (S. 790AA(3)(a)(i) or (3)(b)(i)(i)) (Do not include any amount entered at (g)(i))	.00	.00
(f) Portion of amount at (d) chargeable under Schedule E (Mote: this income should also be included with employment income subject to PAYE and income liable to USC)	.00	.00
(g) Where amount at (d) includes an amount paid under the rules (i) Portion of amount at (d) chargeable under Case IV at the s rate determined in accordance with S. T90AA(3)(a)(i) or (3 (Do not include any amount entered at (e))	andard	.00
(ii) Portion of amount at (d) chargeable under Case IV at the rates determined in accordance with S. 790AA(3)(a)(ii), (3)(b)(i)(II) or	(3)(b)(ii) .00	.00

Where the taxpayer has a PAYE employment, confirmation of income subject to PAYE is reported in Section 3, as illustrated above.

Disclaimer

Page 6 of 2014 'Form 12'



Where rent-a-room relief is applicable, the gross income received should be reported in Section 16, as illustrated above.

Where the taxpayer has taxable rental income, the details relating to this income should be included in Section 17 as illustrated above.

Disclaime

These guidance notes are provided by EY solely for the use of Airbnb and may not be relied upon or used by any other party. As such, the guidance is solely for information purposes and EY and Airbnb assume no responsibility whatsoever to third parties as a result of the use of information contained herein. This document and notes are to provide guidance only. We recommend that you seek advice from your own tax advisor, should you have any questions or concerns about your own tax situation including your ability to avail of any relief from income tax.

Please refer to the Responsible Hosting Page available on the Airbnb website for additional general information about hosting in Ireland.

EY | Assurance | Tax | Transactions | Advisory

About EY

EY is a global leader in assurance, tax, transaction and advisory services. The insights and quality services we deliver help build trust and confidence in the capital markets and in economies the world over. We develop outstanding leaders who team to deliver on our promises to all of our stakeholders. In so doing, we play a critical role in building a better working world for our people, for our clients and for our communities.

EY refers to the global organisation and may refer to one or more of the member firms of Ernst & Young Global Limited, each of which is a separate legal entity. Ernst & Young Global Limited, a UK company limited by guarantee, does not provide services to clients. For more information about our organisation, please visit ey.com.

© 2015 Ernst & Young. Published in Ireland. All Rights Reserved.

8600.docx 08/15. Produced by the BSC (Ireland).

The Irish firm Ernst & Young is a member practice of Ernst & Young Global Limited. It is authorised by the Institute of Chartered Accountants in Ireland to carry on investment business in the Republic of Ireland.

Ernst & Young, Harcourt Centre, Harcourt Street, Dublin 2, Ireland.

Information in this publication is intended to provide only a general outline of the subjects covered. It should neither be regarded as comprehensive nor sufficient for making decisions, nor should it be used in place of professional advice. Ernst & Young accepts no responsibility for any loss arising from any action taken or not taken by anyone using this material.

ey.com