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Comhairle Chontae na Gaillimhe
Galway County Council

6th July 2015.

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Tithíocht
Housing
☎ (091) 509 300
✉ housing@galwaycoco.ie

Leontais Tithíochta
Housing Grants
☎ (091) 509 301
✉ housing@galwaycoco.ie

Seirbhísí Corparáideacha
Corporate Services
☎ (091) 509 225
✉ corpserv@galwaycoco.ie

Impeallacht & Tréidliachta
Environment & Veterinary
☎ (091) 509 510
✉ environment@galwaycoco.ie

Óithre, Iompar & Muirí
Roads, Transportation & Marine
☎ (091) 509 309
✉ roads@galwaycoco.ie

Comhairnín Daonna
Human Resources
☎ (091) 509 303
✉ hr@galwaycoco.ie

Iótarcháin
Motor Taxation
☎ (091) 509 099
✉ motortax@galwaycoco.ie

Lár na dToghthóirí
Register of Electors
☎ (091) 509 310
✉ electors@galwaycoco.ie

Seirbhísí Uisce
Water Services
☎ (091) 509 505
✉ water@galwaycoco.ie

Abal & Fiontar
Community & Enterprise
☎ (091) 509 521
✉ community@galwaycoco.ie

Planáil
Planning
☎ (091) 509 308
✉ planning@galwaycoco.ie

Abharlann
Library
☎ (091) 562 471
✉ info@galwaylibrary.ie

Re: **Sale of properties or developments where development contributions, commercial rates and/or other liabilities remain outstanding**

A Chara,

It has been, and continues to be, recommended best conveyancing practice, for parties to a conveyancing transaction to ensure that before the sale of a property is completed, all liabilities due and owing to the relevant local authority are discharged. Both pre-contract enquiries and standard queries in relation to the property will confirm any amounts outstanding in relation to commercial rates or in respect of development contributions imposed by the relevant planning permission for that property.

It is of concern to Galway County Council that in more recent times it would appear that certain properties may have been sold without all outstanding liabilities owed to the Council having first been discharged. It is important that there is no misunderstanding among the parties to such a transaction as to the continued existence of such liabilities.

For the avoidance of doubt, Galway County Council hereby confirms that all such outstanding liabilities owing to it will be fully pursued through legal and/or enforcement action as necessary and against the previous and/or new owners as appropriate. This may be by way of civil or criminal proceedings or both.

You are requested to ensure that the parties to any property transaction in respect of which you have a role, are fully aware of any liabilities due to Galway County Council in respect of the property and that arrangements are made for the discharge of said liabilities in full in advance of the completion of the transaction.

You are reminded that where an amount remains outstanding in respect of a condition of a planning permission, the relevant development is not considered to be planning compliant while any such amount remains unpaid.

Furthermore, your attention is drawn to the provisions of the Local Government Reform Act 2014 with respect to commercial rates, and in particular Section 32 of the Act which requires an owner or their agent to notify the rating authority of the property transfer within 2 weeks of the date thereof.

The relevant e-mail contact addresses are devcontributions@galwaycoco.ie in respect of Development Contributions queries and rates@galwaycoco.ie in respect of Commercial Rates queries.

I look forward to your assistance in this matter

Yours sincerely,

Ger Mullarkey
HEAD OF FINANCE.