

Personal Insolvency Act 2012 and Rental Income of Debtor

Part 04-04-02

This document should be read in conjunction with Section 100 of Finance Act 2013

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1. Introduction

This manual clarifies the tax treatment of various events that may arise in relation to Debt Settlement Arrangements (“DSA”) and Personal Insolvency Arrangements (“PIA”) as provided for in Section 100 of Finance Act 2013 in so far as they relate to rental income of a debtor.

2. Rental Income from Foreign Property

See below extract from **Explanatory Note – Personal Insolvency Act 2012 and Section 100 of Finance Act 2013**

2.1. Income arising from foreign property [Section 100 (1)(a)]

Subsection (1)(a) amends section 71 of the Taxes Consolidation Act 1997, which deals with the taxation of rental income from foreign property. This amendment provides that the amount of foreign rental income on which a debtor is chargeable to tax includes rent arising from the property while the property is held in the trust under the terms of a DSA or a PIA.

3. Rental Income from Property in the State

See below extract from **Explanatory Note – Personal Insolvency Act 2012 and Section 100 of Finance Act 2013**

3.1. Taxation of rents and certain other payments [Section 100 (1)(b)]

Subsection (1)(b) amends section 96 of the Taxes Consolidation Act 1997, which deals with the taxation of rental income from property in the State. This amendment provides that a debtor who transfers rental property in the State under the terms of a DSA or a PIA to a trustee, is treated for tax purposes as remaining entitled to the rent from such property while it is held in trust and consequently remains chargeable to tax on that rent.