Framed farmscapes – total length (km) of shared farm boundaries per hectare by townland

Total length (km) of shared farm boundaries per hectare by townland

What is farm restructuring for the purposes of CGT relief and stamp duty?

The interaction of the sale and purchase together of qualifying land must result in:

- Where a parcel of land is sold by an individual farmer (or, where sold by more than one individual jointly, at least one of the individuals is a farmer):
  - Where a parcel of land is purchased by the same individual farmer (or where purchased by more than one individual jointly, at least one of the individuals is the same farmer).
  - Where the sale and purchase occur within 24 months of each other and must be between specific dates.
  - The interaction of the sale and purchase together result in an overall reduction in the distance between parcels comprised in the farm, including land that has been leased for at least two years with a minimum of 6 years to run.

What is a parcel of land for the purposes of the relief?

A parcel of land means an entire field or group of fields.
Land sold and purchased as part of a Farm Restructuring must comply with the following conditions:

• The land must be agricultural land as defined in Section 604B TCA.
• As the definition of agricultural land does not include aforesaid land, past land, or habitable dwellings, the value of those should be deducted by the individual claiming relief when the relevant chargeable gains is being calculated.

What is the Stamp duty on farm restructuring?

The FRS 2.2 application and supplying supporting documentation for existing farms owned and farmed and the sale and purchase transactions. Documentation required includes legal documentation, maps of the farms, LPIS numbers under the Single Payment System, etc.

Farmers who are purchasing/sell-

ing land parcels to restructure their farms may be eligible for valuable tax relief under the Farm Restructuring Relief Scheme. Such as to plan the restructure your farm, the first transaction must be completed by the 31 December 2018.

Contact

Contact your local Teagasc office or www.getrevenue.ie for copies of the scheme documentation.