

Commercial Rates Incentive Grant Scheme 2025

Kildare County Council has extended the Commercial Rates Incentive Grant Scheme into 2025 to encourage the use of vacant commercial premises in town and village centres in the County.

An attractive, vibrant commercial area contributes positively to a location's retail and economic growth, by boosting footfall and encouraging a longer stay by shoppers and visitors. This scheme, which will complement the highly successful Shop Fronts Grants Scheme already available through Kildare, aims to promote business creation, enhance the prosperity of our commercial spaces and improve the economic welfare of Kildare's towns and villages.

The scheme, which is intended to encourage reoccupation of vacant commercial premises in Kildare, offers a three-year grant to eligible entrepreneurs/businesses who occupy a property that has been vacant for a period of at least two years.

Eligible Properties

- The Scheme runs from the 1st of January 2025 to 31st December 2025 and is applicable to commercial properties in town or village centres that have been previously occupied and vacant for at least 2 years, or properties not previously occupied and vacant for 5 years.
- All local authority charges related to the property, including Commercial Rates, must be paid in full each year in order to qualify for the grant.

Eligible Applicants

- The grant applicant must be the rateable occupier of the property
- The grant is applicable where there is a net increase in occupation in the County, i.e new businesses or those expanding into a new location.
- Relocation from one property to another does not qualify in full. Where there is a relocation, only the differential increase in Rates will be eligible for the grant
- Where an existing property is extended into an eligible vacant unit, the grant will apply to the additional area occupied
- All local authority charges owed by the applicant, including Commercial Rates, must be paid in full each year in order to qualify for the grant
- Actual occupation of less than 1 year will not qualify for the grant
- The use of the property should comply with appropriate Planning guidance
- The Applicant must be able to submit a copy of their Tax Clearance Certificate

Non Qualifying Business Activities

The following business activities will not be considered for the Grant:

Charity Shops	Betting Shops
Amusement arcades / premises with gaming machines	E-Cigarette Shops Vape Shops
Adult Shops	Cash for Gold / Cash for Clothes Shops
Nightclubs / Private Members Clubs	Banks
Moneylenders	Off-licences

Takeaways	Pop-up Shops
End of lines/Closing down / Euro or Discount Stores	Multiples and/or franchises where the owner has > 3 units

Grant Details:

A grant will be payable to successful applicants over a period of up to 3 years, based on the commercial rates payable for the premises, as follows:

- End of Year 1**
 Grant payable equivalent to 75% of rates paid for the relevant year, subject to a maximum of €7,500 (ie 75% * €10,000)
- End of Year 2**
 Grant payable equivalent to 50% of rates paid for the relevant year, subject to a maximum of €5,000 (ie 50% * €10,000)
- End of Year 3**
 Grant payable equivalent to 25% of rates paid for the relevant year, subject to a maximum of €2,500 (ie 25% * €10,000)

The applicant may choose to receive grant payments in the year they commence business, or in the following year, which would be the first full calendar year they are in business.

Example:

Business A commences trading from a previously vacant premises on the 1st July 2025 and qualifies for the grant. The full year rates liability on the premises is €4,000.

If Business A requests that the first grant payment is made in 2025, the following grants apply over the three-year period:

Grant Year	Rates Paid	Grant Payable
2025	€2,000 (July – December)	€1,500 (75% of rates paid for year)
2026	€4,000 (full year)	€2,000 (50% of rates paid for year)
2027	€4,000 (full year)	€1,000 (25% of rates paid for year)

If Business A requests that the first grant payment is made in 2026, the following grants apply over the three-year period:

Grant Year	Rates Paid	Grant Payable
2026	€4,000 (full year)	€3,000 (75% of rates paid for year)
2027	€4,000 (full year)	€2,000 (50% of rates paid for year)
2028	€4,000 (full year)	€1,000 (25% of rates paid for year)

Grant payments will be made in the fourth quarter of each applicable year.

Application Process

Applications will only be accepted through our online portal.

Further Information

Please contact rates@kildarecoco.ie or 045 980656