

First Home Scheme

Your guide on what to expect

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What is the First Home Scheme?

The First Home Scheme (FHS) is an affordable housing scheme that supports people to buy new homes. The FHS is a shared equity scheme, where the Government and participating banks pay up to 30% of the cost of your new home in return for a stake in the home.

How does the Scheme work?

The First Home Scheme (FHS) is a shared equity scheme sponsored by the Government of Ireland and participating lenders, and helps first-time and eligible homebuyers make up the difference between their level of deposit and mortgage approval and the cost of a new property in a private development in Ireland.

The FHS will fund up to 30% of the value of your new property and in return will take a percentage ownership known as an Equity Share. You can redeem (buy back) all or part of the Equity Share at any time enabling you to own your property outright.

If you plan to use the Help to Buy Scheme (HTB), the FHS can still be used to fund up to 20% of the purchase price of your new property.

Do I qualify?

To qualify for the First Home Scheme you must be a first-time buyer or fresh start applicant who is over 18 years of age and have the right to live in Ireland.

As a first-time buyer you must not have previously bought or built a property to live in, and not own or have an interest in any property in the Republic of Ireland or abroad.

As a fresh start applicant you will no longer have an interest in a previously owned home due to a relationship having ended and/or you have gone through personal insolvency or bankruptcy.

You will need a Mortgage Approval in Principle (AIP) from a participating lender, and borrow the maximum amount from that lender. You must have a minimum 10% deposit.

How much does it cost?

There is no charge for Equity Share for the first five years under the FHS. From the beginning of your sixth year of ownership of your property, if the Equity Share is still in place, a service charge will apply.

As a homeowner you have the option to buy back the Equity Share at any time, but this is not a requirement.

The service charge rates are fixed for the life of the equity facility, and begin at 1.75% for years 6-15.

What are the price caps?

In order to be eligible for the FHS, the property purchase price must be under the local authority area price ceiling.

In some local authority areas the price ceiling for houses and apartments is different. Property price ceilings will be reviewed regularly and changed if needed.

County Kildare

€425,000 house and apartment price ceiling

Dublin City

€500,000 apartment price ceiling
€475,000 house price ceiling

How can I apply?

Once you have a Mortgage Approval in Principle (AIP) from a participating lender and have checked you are eligible for the scheme, you can then register and submit your application online via the FHS Customer Portal.



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