

eCG50

Outline of process

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Introduction

- Paper CG50 process
- eCG50 application
- eCG50B form process

System due to go live H1 2020.

Withholding tax on certain disposals

- Section 980 refers...
- 15% withholding on:-
 - Land and or buildings
 - Minerals
 - Exploration/exploration rights
 - Goodwill
 - Unquoted shares in any of the above
- Unless, a CG50 certificate is given to purchaser (or the asset a house < €1mil, or not a house < €500k)

From the vendors point of view

- Desire a CG50A to provide to my purchaser
- Go through application process
 - Log into ROS/MyAccount
 - Select the “Capital Gains Clearance” facility
 - Enter your details
 - Enter purchaser details
 - Enter asset details
 - Enter consideration
 - Declare your entitlement to a CG50A (A, B, or C)
 - Upload relevant documentation
 - All vendors automatically notified

From the purchasers point of view

Have I been given a CG50A?

- If yes, pay full consideration
- If no, withhold 15% and fill out a CG50B form
 - Log into ROS/MyAccount
 - Select the “Capital Gains Clearance” facility
 - Enter your details
 - Enter vendor details
 - Enter asset details
 - Pay 15%
 - Upload relevant documentation
 - All purchasers automatically notified

Will solicitors be able to act on behalf of clients?

Yes. Solicitors will also be able to act on behalf of deceased clients, the link will be created with the estate of the deceased (i.e. non the PPSN of the deceased).

Option 1 – Clients will need to enter their solicitors TRN into ROS/MyAccount – creating a temporary link between solicitor and client and allows the solicitor to make an application on behalf of the client.

Option 2 – Replicated TAIN functionality for a short time period.

Will I be able to see an application made by my solicitor?

Yes. If you are the vendor on an application it will be visible to you in ROS/MyAccount as if you yourself created the application, no matter who wrote the application. If I use multiple solicitors for different assets, I will have visibility on all applications.

As a solicitor, I will have visibility of all applications I make on all my various clients.

What about GDPR? Do I need to know everyone's PPSN?

Not everyone's. If applying for a CG50A the vendor (or solicitor) must know the PPSN/TRN of all other vendors. The vendor does not require the PPSN/TRN of the purchaser(s).

Conversely, if completing a CG50B the purchaser must know the PPSN/TRN of all other purchasers. The purchaser does not require the PPSN/TRN of the vendor(s).

Do non-residents need a PPSN/TRN?

It depends on what party they are in the transaction.

When making an eCG50A application, all vendors will need a PPSN/TRN.

When filling out an eCG50B form, all purchasers will need a PPSN/TRN.

Does everyone need an online presence?

In most cases. In order to access the eCG50 application, you must have access to ROS/MyAccount.

In order to allow a solicitor act on your behalf, you must have access to ROS/MyAccount.

There will be provision to for a minority of certain accessibility related or no broadband customers.

Or...

I've always loved the excellent paper system, can I keep using it?

Yes.

Although the paper system is governed by Revenue's customer engagement response guidelines.

The electronic system is likely to provide an immediate response.

As solicitor I require a letter of no audit for my clients?

As part of the application a declaration is made that “all tax obligations with respect to the asset are completed in full”.

This declaration is returned to the applicants, and can be used in lieu of a LoNA. In effect, Revenue shall not be pursuing any customers at that time, if all tax obligations on the asset are fulfilled.

When uploading contracts, do they need to be signed by all parties?

Yes. Contracts of sale should be signed by all parties.

Although...

- unsigned contracts are acceptable with a letter of undertaking from a solicitor that a fully signed copy of the contract will be submitted within 2 weeks.

Screen shots – Opening page

Hello Zebras Ltd (03390350NH) Gaeilge [Sign out](#)

 **WELCOME to eCG50 Application**

ROS

WELCOME

ROS
Zebras Ltd
61191967

Make a new application

This service allows you to make an application for a CG50A or CG50B certificate.
Please select one of the following Option:

Vendor: "Vendor CG50A"

Purchaser: "Purchaser CG50B"

Provide information to allow us process your application.

You will need:

-  Description of Asset - Address of Asset
-  Complete signed copy of the contract by all parties.
-  Purchaser's/ Vendor's details: PPSN/TRN, *Name, *Entity Type, *Address.

You may also require depending on the circumstances:

CGT computations
Consideration value documents
Different interest dates documents

(Non- Resident applying for an eCG50A will also require)

- Letter of Undertaking (Solicitor)

*Mandatory field requirement

Previous Applications:

You can view your previously submitted application(s) details by clicking View History.

Vendor CG50A Purchaser CG50B

[View History](#) 

[Submit](#) 

Screen shots – Vendors page

CG50A - Vendor

Application for Certificate under Section 980(8) Taxes Consolidation Act 1997.

Please Input Vendor's Details.

Please tick here if the Vendor is deceased. 

CG50A - Vendor #1

PPSN/TRN 

03344557IA

DRAFT

[Add Vendor](#)

CG50A - Vendor #2

PPSN/TRN 

3344558KA

Screen shots – Purchasers page

CG50A - Purchaser

Please Input Purchaser's Details.

CG50A - Purchaser #1

PPSN/TRN i

3344556GA

[Add Purchaser](#)

Purchaser #2

Do you have the Purchaser's PPSN/TRN i

Yes

No

Select entity

Individual v

First Name i

John

Last Name i

Smith

Address 1 i

101 Street Name

Address 2

Village

Address 3

Town

Address 4

DRAFT

Screen shots – Asset page

CG50 - Asset

Please Input Asset Details

Description of Asset i

Land and buildings ▾
Please Select
Unquoted shares
Land
Buildings
Land and buildings
Minerals
Exploration and rights
Goodwill trade

ouse

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Asset house type

Address 2

10 Street name

Address 3

Address 4

Asset town

Asset County

City

Country

City

Ireland

Eircode

✕ Cancel

Continue →



Screen shots – Consideration page (part 1)

CG50 - Asset Consideration

Please Input Asset Consideration Details

Consideration

€ 2000000

Consideration different from accompanying documentation 

Date of Acquisition

01/02/1980

[Add More Dates](#)

DRAFT

Market Value of asset at date of acquisition

€ 1000000

Was the asset being disposed of acquired by way of gift or inheritance?

Gift

Inheritance

Neither

Please check to confirm Capital Acquisitions Tax paid in respect of the asset?

Screen shots – Consideration page (part 2)

Gift Inheritance Neither

Please check to confirm Capital Acquisitions Tax paid in respect of the asset?

Are all tax liabilities owing which relate to this asset paid in full? i

Yes No

Is/are the purchaser(s) connected with the vendor(s) for the purposes of the Taxes Acts?

Yes No

DRAFT

Date of disposal on contract i

21/11/2019

Closing date on the contract has elapsed at the time of making this application i

✕ Cancel

Continue →



Screen shots – Declaration page

CG50A - Vendor

Please input vendor declaration

I declare that I am/the above named is the person making the disposal and the grounds of the application are as follows

(Tick the appropriate boxes)



I/we/the above named am/are resident in the State



No amount of capital Gains Tax payable in respect of the disposal.



The Capital Gains Tax chargeable for the year of the assesment for which I/we/the above named am/are chargeable in respect of the disposal of the asset and the tax chargeable on any gain accruing in any earlier year of assement on a previous disposal of the asset has been paid.



✕ Cancel

Continue →

DRAFT

Screen shots – Upload attachments page

CG50A Attachments

Please attach all mandatory documents

Supporting documentation should be maintained for a period of 6 years and can be requested at any stage to support an application.

A copy of the contract must be uploaded, if the Purchaser is an Agent acting on behalf of a client then a letter of undertaking must be submitted.

Documents Required

- 1: Signed contract
- 2: Capital Gains Tax Payable

DRAFT

📎 Attachments

File name	Attachment type	
334457ia.p12.bac	Signed contract	🗑️ Remove ⬇️ Download
3344558ka.p12.bac	Capital Gains Tax Payabl	🗑️ Remove ⬇️ Download

Add +

Please tick here if any of the uploaded contacts are unsigned



✕ Cancel

Continue →

Screen shots – Summary and submit

CG50A - Vendor

Please confirm all details are correct below before clicking submit

Personal Details
PPSN: 03344557IA
Name:
Status: N/A

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Vendor Details
Vendor: 1
PPSN: 03344557IA
Vendor: 2
PPSN: 3344558KA

Purchaser Details
Purchaser: 1
PPSN: 3344556GA



Questions

- Thank you.