

House Rebuilding Costs 2021 (Insurance Purposes)

			Rebuild Cost per sq.ft / sq.m (Including Vat)						
House Type	No. of bedrooms	Typical Size per sq.ft/sq.m	Dublin	Cork	Galway	Waterford	Limerick	North West	North East
Terraced Town House	2	753 sq.ft 70 sq.m	€214 sq.ft €2,302 sq.m	€180 sq.ft €1,940 sq.m	€170 sq.ft €1,836 sq.m	€164 sq.ft €1,766 sq.m	€170 sq.ft €1,831 sq.m	€145 sq.ft €1,565 sq.m	€171 sq.ft €1,845 sq.m
Terraced Town House	3	1,023 sq.ft 95 sq.m	€204 sq.ft €2,195 sq.m	€168 sq.ft €1,811 sq.m	€165 sq.ft €1,779 sq.m	€151 sq.ft €1,681 sq.m	€164 sq.ft €1,762 sq.m	€137 sq.ft €1,478 sq.m	€163 sq.ft €1,754 sq.m
Semi Detached	3	1,023 sq.ft 95 sq.m	€213 sq.ft €2,290 sq.m	€171 sq.ft €1,841 sq.m	€168 sq.ft €1,811 sq.m	€160 sq.ft €1,721 sq.m	€166 sq.ft €1,791 sq.m	€139 sq.ft €1,491 sq.m	€172 sq.ft €1,855 sq.m
Semi Detached	4	1,270 sq.ft 118 sq.m	€209 sq.ft €2,252 sq.m	€169 sq.ft €1,822 sq.m	€163 sq.ft €1,752 sq.m	€152 sq.ft €1,638 sq.m	€161 sq.ft €1,729 sq.m	€137 sq.ft €1,478 sq.m	€160 sq.ft €1,721 sq.m
Detached	4	1,270 sq.ft 118 sq.m	€209 sq.ft €2,252 sq.m	€176 sq.ft €1,891 sq.m	€166 sq.ft €1,791 sq.m	€158 sq.ft €1,701 sq.m	€169 sq.ft €1,816 sq.m	€139 sq.ft €1,491 sq.m	€167 sq.ft €1,794 sq.m
Detached Bungalow	4	1,572 sq.ft 146 sq.m	€201 sq.ft €2,160 sq.m	€169 sq.ft €1,824 sq.m	€158 sq.ft €1,701 sq.m	€148 sq.ft €1,593 sq.m	€169 sq.ft €1,816 sq.m	€134 sq.ft €1,441 sq.m	€161 sq.ft €1,729 sq.m

Garage: Total rebuilding costs range from €15,300 for a single attached garage to €27,500 for a double attached garage. This table is a guideline based on a typical speculatively built, estate-type house in the Dublin, Cork, Galway, Waterford, Limerick, North West and North East regions.

See important notes below.

- The figures shown in the table are a MINIMUM base cost guide for your house insurance.
- The figures assume a standard quality specification with normal foundations, timber frames or brick/block walls, concrete tiled roof, concrete ground floor and timber first floor, softwood flush doors and hardwood double glazed windows, painted plaster to walls, plastered ceilings, standard electrics and central heating. The sum insured should be increased to allow for better than average kitchen fittings, built-in wardrobes, finishes and any other items not normally included in an estate-type house.
- House contents such as carpets, curtains, furniture, etc., are not covered by the figures.
- No allowance has been made for the cost of outbuildings or patios. The figures do, however, allow for a concrete path around the house, for driveway and re-grassing and fencing.
- The figures allow for demolition costs, professional fees incurred in reinstatement and VAT at 13.5% on building costs and 23% on professional fees.
- The amounts included for professional fees have been calculated to cover the following services:
 - Building Surveyor/Architect: prepare working drawings and specification, and administer the building contract.
 - Chartered Quantity Surveyor: invite and examine tenders, process payments and agree final account. Engineer: advice on structural issues.
 - Fees associated with the certification of the house under the Building Control (Amendment) Regulations 2014.
- The costs are based on figures from March 2021.