



4 September 2025

[Redacted address block]

Dear [Redacted name]

Thank you for your request made under the Official Information Act 1982 (OIA), received on 26 August 2025. You requested an update on previously supplied data on taxpayers with residential rental property investments. We responded to previous requests from you in October 2024 (25OIA1443, 25OIA1444, 25OIA1445 and 25OIA1446 refer) at which stage the filing of tax returns for the 2023-24 tax year was incomplete. The tables previously released covered the tax years 2019-20 through to 2022-23, with incomplete data for 2023-24 on the following topics:

- Number of taxpayers declaring income or losses from residential rental properties
- Number of taxpayers declaring negative net rents and average rental loss
- For each year and broken down by entity type, the number of taxpayers declaring rental losses or profits, total tax paid, and average tax paid.

On 26 August 2025 you requested:

"I am writing to enquire as to whether or not the OIA request attached above can be updated for the 2023/24 financial year? That is, if you have a final total for the numbers covered by these questions for that year."

Information released

Return filing for the 2023-24 tax year is now largely complete albeit not final as adjustments to returns can continue for a number of years. We have updated both the 2022-23 and 2023-24 tax years in the tables below. The updates were extracted from income tax returns available in Inland Revenue systems as at 28 August 2025.

A taxpayer is defined as having positive residential rental income if their residential rental income is more than their reported current year residential deductions. Note that a taxpayer may not have a tax obligation in that year if they can claim ring-fenced expenses from an earlier year to offset the income. A taxpayer is defined as having negative residential rental income if their residential rental income (2022-23 and 2023-24) is less than their reported current year residential deductions. Note that negative residential rental income is ring-fenced and has no immediate tax impact.

Calculations of tax paid on residential rental income are done as if the (positive) residential rental income was the last dollar earned.

Number of taxpayers declaring income or losses from residential rental properties

The below table provides updated data on the number of taxpayers who have declared income or losses from residential rental properties for the 2022-23 and 2023-24 income tax years.

Number* of taxpayers declaring income or losses from residential rental properties				
Tax year	2022-23 previous release	2022-23 update	2023-24 previous release (incomplete)	2023-24 update
Individuals	235,350	240,740	129,420	246,310
Companies	17,640	18,120	7,330	18,110
Trusts	51,470	52,820	20,230	53,080
Māori Authorities	190	210	60	200
Clubs/Societies	50	50	30	50
Total	304,700	311,940	157,060	317,750

*Numbers have been rounded to the nearest 10.

Number of taxpayers declaring negative net rents and average rental loss.

The below table provides updated data on the number of taxpayers who have declared negative net rent from residential rental properties for the 2022-23 and 2023-24 tax years.

Tax Year	Number of taxpayers declaring negative net rents	Average rental loss (\$)
2022-23 (previous)	54,040	-9,030
2022-23 update	55,800	-9,040
2023-24 (incomplete)	26,310	-9,780
2023-24 update	55,610	-11,070

Numbers have been rounded to the nearest 10 in volumes and \$10 for the averages. Note that negative net rents are ringfenced and have no immediate tax impact.

Entity type, number of taxpayers declaring rental losses or profits, total tax paid and average tax paid

The tables below are updates for the 2022-23 and 2023-24 tax years. They show, broken down by entity type, the number of taxpayers who have declared income from residential rental properties for each tax year, the total amount of tax paid and the average amount of tax paid. Numbers have been rounded to the nearest 10, \$10, or \$0.1 million. Data for both tables was extracted on 28 August 2025.

Tax year 2022-23 updated 28/08/2025	Number declaring rental losses (current year)	Number declaring rental profit (current year)	Number declaring rental profit (after brought forward expenses claimed)	Total tax paid if rental income was the marginal income (\$m)	Average tax paid (\$)
Individuals	42,840	197,900	179,170	583.0	3,250
Companies	4,200	13,920	11,730	95.7	8,160
Trusts	8,700	44,120	41,570	344.2	8,280
Māori Authorities	50	160	150	0.8	5,190
Clubs/Societies	10	40	40	0.2	4,410
All	55,800	256,140	232,660	1,023.9	4,400

Tax year 2023-24 updated 28/08/2025	Number declaring rental losses (current year)	Number declaring rental profit (current year)	Number declaring rental profit (after brought forward expenses claimed)	Total tax paid if rental income was the marginal income (\$m)	Average tax paid (\$)
Individuals	42,950	203,370	185,630	651.3	3,510
Companies	4,120	13,990	11,870	101.8	8,580
Trusts	8,490	44,590	42,040	367.8	8,750
Māori Authorities	50	150	140	0.7	4,840
Clubs/Societies	10	40	40	0.2	5,070
All	55,620	262,140	239,720	1,121.8	4,680

Publishing of OIA response

We intend to publish our response to your request on Inland Revenue's website (ird.govt.nz) as this information may be of interest to other members of the public. This letter, with your personal details removed, may be published in its entirety. Publishing responses increases the availability of information to the public and is consistent with the OIA's purpose of enabling more effective

participation in the making and administration of laws and policies and promoting the accountability of officials.

Thank you again for your request.

Yours sincerely



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