

10 September 2026

[REDACTED]
 [REDACTED]
 [REDACTED]

Dear [REDACTED]

Thank you for your request made under the Official Information Act 1982 (OIA), received on 3 September 2026. You have requested an update on previously supplied data on taxpayers declaring residential rental income or losses (26OIA1281 refers).

You have requested:

Please could you provide me with and update to 26OIA1281 for the financial year 2024/25

Information released

Return filing for the 2024-25 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 provided in response to your earlier request in the tables below. The updates were extracted from income tax returns available in Inland Revenue systems as at 4 September 2026.

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 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, 2023-24 and 2024-25 income tax years.

Number of taxpayers declaring income or losses from residential rental properties			
Tax year	2022-23	2023-24	2024-25
Individuals	243,840	253,340	263,700
Companies	18,330	18,620	19,510
Trusts	53,520	54,650	55,060

Number of taxpayers declaring income or losses from residential rental properties			
Tax year	2022-23	2023-24	2024-25
Māori Authorities	210	210	220
Clubs/Societies	50	50	50
Total	315,950	326,870	338,540

**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, 2023-24 and 2024-25 tax years. Contextually, the degree of interest expense which was deductible in those three years was, respectively, 75%, 50%, then 80% in 2024-25.

Number of taxpayers declaring negative net rents and average rental loss		
Tax Year	Number of taxpayers declaring negative net rents	Average rental loss (\$)
2022-23	56,780	-9,150
2023-24	57,870	-11,170
2024-25	119,390	-11,510

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 on the following pages are updates for the 2022-23 and 2023-24 tax years along with new data for 2024-25. 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 these tables was extracted on 4 September 2026.

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

Tax year 2022-23 updated 4/9/2026	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	43,540	200,300	181,300	589.8	3,250
Companies	4,290	14,050	11,830	96.6	8,160
Trusts	8,900	44,620	42,040	348.2	8,280
Māori Authorities	50	160	150	0.8	5,200
Clubs/Societies	10	40	40	0.2	4,410
All	56,790	259,170	235,360	1,035.6	4,400

Tax year 2023-24 updated 4/09/2026	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	44,620	208,720	190,410	666.8	3,500
Companies	4,300	14,310	12,120	103.7	8,550
Trusts	8,880	45,770	43,130	376.0	8,720
Māori Authorities	50	160	140	0.7	4,840
Clubs/Societies	10	40	40	0.2	5,270
All	57,860	269,000	245,840	1,147.4	4,670

Tax year 2024-25 updated 4/09/2026	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	96,690	167,010	159,380	506.6	3,180
Companies	7,720	11,800	10,270	84.0	8,180
Trusts	14,930	40,130	38,190	329.4	8,630
Māori Authorities	40	180	150	0.9	6,180
Clubs/Societies	10	40	40	0.2	4,480
All	119,390	219,160	208,030	921.1	4,430

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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