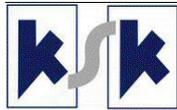


STAMP DUTY LAND TAX (SDLT)

Residential property rates

Rate on portion of value above threshold			
Period	Portion of value £	Rate ⁽⁵⁾ %	Additional property rate ⁽⁴⁾ %
On or after 8 July 2020 and before 1 April 2021 ⁽⁶⁾	0 – 500,000	0	3
	500,001 – 925,000	5	8
	925,001 – 1,500,000	10	13
	Over 1,500,000	12	15
	Over 500,000	15 ⁽¹⁾⁽²⁾⁽³⁾	
On or after 1 April 2016	0 – 125,000	0	3
	125,001 – 250,000	2	5
	250,001 – 925,000	5	8
	925,001 – 1,500,000	10	13
	1,500,001 and over	12	15
	Over 500,000	15 ⁽¹⁾⁽²⁾⁽³⁾	
On or after 4 December 2014 ⁽³⁾	0 – 125,000	0	
	125,001 – 250,000	2	-
	250,001 – 925,000	5	-
	925,001 – 1,500,000	10	-
	1,500,001 and over	12	-
	Over 500,000	15 ⁽¹⁾⁽²⁾	-

Continued...



Notes

- (1) The 15% rate on the entire purchase price applies if the property is acquired by certain non-natural persons, (e.g. companies, partnerships with corporate members and collective investment schemes) with effect from 21 March 2012.
- (2) The 2013 Finance Act introduced a number of reliefs disapplying the 15% rate with effect in relation to transactions with an effective date after 16 July 2013. The reliefs broadly match those where there is relief against the annual tax on enveloped dwellings. However, the SDLT reliefs will apply only if the property continues to satisfy the qualifying conditions throughout the following three years, otherwise, additional SDLT will become payable
- (3) Reliefs available from the 15% higher-rate charge have been extended to equity-release schemes (home reversion plans), property-development activities, properties occupied by employees and flats used for caretaker accommodation acquired by a tenants' management company in relation to transactions with an effective date after 31 March 2016.
- (4) From 1 April 2016, higher rates of stamp duty land tax apply to purchases of additional residential properties, such as second homes and buy-to-let properties, and to purchases of residential property by persons other than individuals in England, Wales (until 1 April 2018) and Northern Ireland. Purchasers have 36 months to claim a refund of the higher rates if they buy a new main residence before disposing of their previous main residence. Purchasers also have 36 months between selling a main residence and replacing it with another without having to pay the higher rates. A share (of up to 50%) in a property which has been inherited within the 36 months prior to a transaction will not be considered as an additional property when applying the higher rates. It was announced in the Spring Budget 2020 that an additional two percentage-point surcharge on top of all existing surcharges would be applied with effect from April 2021 to purchases of UK residential property by non-UK residents
- (5) First-time buyers' relief was introduced for transactions with an effective date on or after 22 November 2017. Those claiming the relief pay no SDLT on the first £300,000 of the consideration and 5% on any remainder. No relief is available where the total consideration is more than £500,000. An extended "first-time buyers" relief relating to purchases of qualifying shared-ownership properties, was introduced retrospectively from 22 November 2017; meaning a refund is payable to those who paid SDLT after 22 November 2017 on circumstances which qualify for relief.
- (6) As announced in the Summer Statement 2020, the nil rate band of residential SDLT in England and Northern Ireland will be temporarily increased from £125,000 to £500,000 until 31 March 2021.

If you have any queries regarding SDLT contact Keens Shay Keens Limited