



Stamp Duty Land tax

For property purchased in England, Wales and Northern Ireland

Hugh Davies & Co.

CHARTERED ACCOUNTANTS

Purchase price/lease premium or transfer value

Residential property	SDLT rate 8/7/2020 – 30/6/2021	SDLT rate 1/7/2021 – 30/9/2021	SDLT rate From 1/10/2021
Up to £500,000	Nil*	-	-
Between £500,001 and £925,000	5%	-	-
Up to £250,000	-	Nil	-
Between £250,001 and £925,000	-	5%	-
Up to £125,000	-	-	Nil
Between £125,001 and £250,000	-	-	2%
Between £250,001 and £925,000	-	-	5%
Between £925,001 and £1,500,000	10%	10%	10%
Over £1,500,000	12%	12%	12%

3% supplement applies for second or buy to let homes and residential properties bought by companies.

SDLT is charged at the appropriate rate on each band applicable to that part of the purchase price.

SDLT is charged at 15% on residential properties costing more than £500,000 bought by companies or collective investment schemes, there are exceptions.

Non-residential and mixed use property

	SDLT rate
Up to £150,000	Nil
Between £150,000 and £250,000	2%
Over £250,000	5%

Lease rentals (from 1 January 2010)

Residential property

SDLT is payable at 1% on the portion of the net present value of rent payable over:

- £500,000 for purchases from 8 July 2020 to 30 June 2021
- £250,000 for purchases from 1 July 2021 to 30 September 2021
- £125,000 for purchases after 1 October 2021

Non-residential property

	SDLT rate
Up to £150,000	Nil
£150,001 to £5m	1%
£5m +	2%

On net present value of rent over term of lease.

For more information, contact Hugh, Shirley, Karen or Michael at Hugh Davies & Co on 01722 336647.