



Stamp Duty Land tax

For property purchased in England, and Northern Ireland

Purchase price/lease premium or transfer value

Residential property	SDLT rate	SDLT rate
	1/7/2021 – 30/9/2021	From 1/10/2021
Up to £125,000	-	Nil
Between £125,001 and £250,000	-	2%
Between £250,001 and £925,000	5%	5%
Between £925,001 and £105m	10%	10%
Over £1.5	12%	12%

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

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.

First time buyers are exempt from SDLT for purchases up to £300,000 and the first £300,000 of purchases up to £500,000.

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/mixed use 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.