



## Stamp Duty Land Tax

For property purchased in England, and Northern Ireland

### Purchase price/lease premium or transfer value

	<b>SDLT rate From 1/10/2021</b>
<b>Residential property</b>	
Up to £125,000	Nil
Between £125,001 and £250,000	2%
Between £250,001 and £925,000	5%
Between £925,001 and £1.5m	10%
Over £1.5m	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 £425,000 and the first £425,000 of purchases up to £625,000.

A 2% SDLT surcharge applies on residential properties acquired by non-UK residents.

	<b>SDLT rate</b>
<b>Non-residential and mixed-use property</b>	
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:

- £125,000 for purchases after 1 October 2021

#### Non-residential/mixed use property

	<b>SDLT rate</b>
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.