

STAMP DUTY LAND TAX

England, Wales & Northern Ireland

Stamp Duty Land Tax (SDLT) is payable on the purchase of commercial and residential properties at the following rates:

Residential land or property (main residence)

Purchase Price	SDLT Rate
Up to £125,000	0%
The next £125,000 (£125,001 – £250,000)	2%
The next £675,000 (£250,001 – £925,000)	5%
The next £575,000 (£925,001 – £1.5 million)	10%
The remaining amount (portion above £1.5 million)	12%

First Time Buyers

Purchase Price	SDLT Rate
Up to £300,000	0%
£300,001 to £500,000	5%

Note: A first time buyer is someone who's never owned a property, bought or inherited, anywhere in the world. Purchases over £500,000 do not qualify for the discount.

Additional residential properties (from 1/4/16)

Purchase Price	SDLT Rate
Up to £125,000	3%
The next £125,000 (£125,001 – £250,000)	5%
The next £675,000 (£250,001 – £925,000)	8%
The next £575,000 (£925,001 – £1.5 million)	13%
The remaining amount (portion above £1.5 million)	15%

Note: Properties up to £40,000 are exempt from SDLT. Purchasers have 36 months to claim a refund of the higher rate if they buy a new main residence before disposing of their previous main residence.

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Non-residential (or mixed use) land or property (from 17/3/16)

Purchase Price	SDLT Rate
Up to £150,000	0%
The next £100,000 (£150,001 – £250,000)	2%
The remaining amount (portion above £250,000)	5%

Further information and details of reliefs can be found at the HM Revenue & Customs website – www.hmrc.gov.uk

Scotland

From 1 April 2015, purchasers now pay Land & Buildings Transaction Tax. The current rates are:

Residential

Purchase Price	Main Residence LBTT Rate	Additional Properties LBTT Rate
Up to £145,000	0%	3%
The next £105,000 (£145,001 – £250,000)	2%	5%
The next £75,000 (£250,001 – £325,000)	5%	8%
The next £425,000 (£325,001 – £750,000)	10%	13%
Above £750,000	12%	15%

Note: Additional properties up to £40,000 are exempt from LBTT.

Non-residential (or mixed use)

Purchase Price	LBTT Rate
Up to £150,000	0%
The next £200,000 (£150,001 – £350,000)	3%
Above £350,000	5%

Further information and details of reliefs can be obtained from the Scottish Revenue website – www.revenue.scot/land-buildings-transaction-tax