

STAMP DUTY LAND TAX & LAND REGISTRATION FEES

SDLT rates for residential property

The table below applies for all freehold residential purchases and transfers and the premium paid for a new lease or the assignment of an existing lease. (If the property will be used for both residential and non-residential purposes the rates differ - please see the section 'SDLT for non-residential or mixed use property'.)

New leases

If the transaction involves the purchase of a new lease with a substantial rent there may be an additional SDLT charge to that shown below, based on the rent. See the next section and further table 'SDLT on rent for new leasehold properties (residential)' for more detail.

Residential land or property SDLT rates and thresholds

Purchase price/lease premium or transfer value	SDLT rate	SDLT rate for first-time buyers
Up to £125,000 (or Disadvantage Area Relief up to £150,000)	Zero	Zero
Over £125,000 to £250,000	1%	Zero
Over £250,000 to £500,000	3%	3%
Over £500,000	4%	4%

A new 5% threshold will apply to purchases over £1,000,000.00 will be from April 2011. If the value is above the payment threshold, SDLT is charged at the appropriate rate on the whole of the amount paid. For example, a house bought for £130,000 (by someone who is not a first-time buyer) is charged at 1 per cent, so £1,300 must be paid in SDLT. A house bought for £350,000 is charged at 3 per cent, so SDLT of £10,500 is payable.

First time buyers

The first time buyer's £250,000 threshold applies from 25 March 2010 up to 24 March 2012 inclusive.

<http://www.hmrc.gov.uk/sdl/reliefs-exemptions/disadvantaged-areas.htm>

H.M Land Registry- Land Registration Fees

For Land Registration fees see the following link, go to page 2/3 for scale 1 or 2 fees.

<http://www1.landregistry.gov.uk/upload/documents/rrgreg.pdf>