



Stamp Duty Land tax

Purchase price/lease premium or transfer value (from 1 January 2011)

Residential property	Non-residential or mixed property	SDLT rate
Up to £125,000	Up to £150,000	Zero
Over £125,00 to £250,000	Over £150,00 to £250,000	1%
Over £250,000 to £500,000	Over £250,000 to £500,000	3%
Over £500,000	Over £500,000	4%
Over £1,000,000 (from April 2011)	n/a	5%

If the value is above the payment threshold, SDLT is charged at the appropriate rate on the whole of the amount paid.

For residential property, purchases by first-time buyers between 25 March 2010 and 24 March 2012 inclusive attract a nil rate of SDLT for purchase consideration up to £250,000.

A new 5% band for residential property only is to be introduced for purchases after 5 April 2011 where the purchase consideration exceeds £1 million.

If the property is in an area designated by the government as “disadvantaged” a higher threshold of £150,000 applies for residential properties.

Lease rentals

Residential property	Non-residential or mixed property	SDLT rate
Up to £125,000	Up to £150,000	Zero
Over £125,00 to £250,000	Over £150,00 to £250,000	1%

On net present value of rent over term of lease.

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