



**HM Revenue  
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<https://www.gov.uk/government/collections/property-transactions-in-the-uk>

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# **SDLT Liable and Non-Liable Property Transactions<sup>1</sup>**

## **(Formerly Table 16.5)**

# **December 2015**

This publication provides quarterly statistics on Liable and Non-Liable property transactions for Stamp Duty Land Tax (SDLT) valued at £40,000 or above.

<sup>1</sup> From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland, therefore data on Scotland's transactions is not directly collected by HMRC. We have therefore reviewed this publication and made improvements to the content. If you find the current format useful or would like to make any suggestions as to how it could be improved please email us at: [revenuemonitoring@hmrc.gsi.gov.uk](mailto:revenuemonitoring@hmrc.gsi.gov.uk)

# HM Revenue and Customs

## SDLT Liabe and Non-Liabe Property Transactions

### 1 SDLT liabe and non-liabe residential transactions valued at £40,000 or above<sup>1,2</sup>

#### Transactions processed in the quarter

Year and quarter	Residential property						
	Non-liabe			Liabe			
	Below tax threshold	Claimed Relief	Total non-liabe	Under £250,000	£250,000 - £500,000	Over £500,000	Total liabe
2005 Q2	115,500	12,500	128,000	143,700	36,400	7,600	187,700
2005 Q3	141,000	16,100	157,100	180,100	51,200	11,600	243,000
2005 Q4	139,000	15,500	154,500	178,300	49,300	10,500	238,100
2006 Q1	121,500	13,800	135,300	152,200	41,800	9,500	203,500
2006 Q2	139,100	12,200	151,400	177,000	51,800	11,700	240,500
2006 Q3	147,700	14,700	162,500	210,300	70,100	16,500	297,000
2006 Q4	144,000	15,500	159,400	207,600	68,500	15,600	291,700
2007 Q1	129,000	15,400	144,400	177,700	60,500	15,100	253,300
2007 Q2	128,000	15,000	143,000	189,300	66,300	16,300	271,800
2007 Q3	129,400	16,300	145,600	208,200	83,200	22,300	313,800
2007 Q4	117,500	15,300	132,800	178,600	69,800	17,400	265,800
2008 Q1	86,800	11,700	98,600	109,100	40,000	11,000	160,100
2008 Q2	89,200	11,500	100,800	111,700	40,600	10,900	163,100
2008 Q3	76,700	16,900	93,500	82,900	33,000	9,800	125,700
2008 Q4	73,200	43,900	117,100	43,100	24,000	6,600	73,700
2009 Q1	58,000	33,300	91,300	28,600	15,500	4,300	48,400
2009 Q2	72,700	47,600	120,300	41,800	23,600	6,100	71,500
2009 Q3	80,900	60,200	141,100	57,500	38,400	11,000	106,800
2009 Q4	82,800	72,700	155,500	62,600	41,900	11,700	116,200
2010 Q1	66,700	13,000	79,600	67,100	31,100	9,300	107,400
2010 Q2	73,400	26,100	99,600	75,500	37,300	10,800	123,600
2010 Q3	76,300	30,300	106,600	83,000	46,700	15,300	144,900
2010 Q4	75,900	28,500	104,400	76,400	40,000	12,300	128,800
2011 Q1	63,100	20,800	84,000	53,500	26,700	9,200	89,400
2011 Q2	68,000	23,700	91,800	62,700	30,900	10,100	103,800
2011 Q3	85,100	32,600	117,700	85,500	46,400	15,100	147,100
2011 Q4	83,500	31,100	114,600	80,800	41,600	12,500	134,900
2012 Q1	71,000	31,500	102,400	63,500	31,300	9,900	104,700
2012 Q2	76,700	8,000	84,600	85,600	37,400	11,700	134,700
2012 Q3	80,200	6,700	86,900	103,300	45,500	15,200	164,000
2012 Q4	85,200	6,900	92,100	104,800	44,600	13,500	162,900
2013 Q1	72,800	6,000	78,800	80,100	33,400	10,900	124,400
2013 Q2	83,000	4,600	87,600	103,300	42,100	13,500	158,800
2013 Q3	91,900	3,700	95,500	129,000	58,500	20,000	207,400
2013 Q4	96,700	4,000	100,700	136,100	61,100	19,500	216,700
2014 Q1	85,100	2,900	88,000	110,600	49,300	16,700	176,600
2014 Q2	90,300	3,600	93,800	127,400	58,800	19,500	205,800
2014 Q3	93,400	3,400	96,900	141,700	72,800	25,700	240,200
2014 Q4	93,400	3,800	97,200	134,800	68,700	21,700	225,200
2015 Q1	74,700	3,400	78,100	98,100	53,700	17,500	169,400
2015 Q2	<sup>7</sup> P 69,700	3,700	73,300	106,900	64,100	20,200	191,100
2015 Q3	<sup>7</sup> P 74,500	3,400	78,000	122,600	83,700	28,400	234,700
2015 Q4	<sup>7</sup> P 76,300	3,300	79,700	124,300	84,500	27,500	236,300

#### Notes on the Table

P - Provisional

R - Revised (Some revisions may not be visible due to rounding).

1. These figures are based on a count of Stamp Duty Land Tax certificates issued, for residential and non residential transactions, where the transaction value is £40,000 or above. The Stamp Duty Land Tax forms must be presented, or information submitted online, whether or not duty is payable.

2. Not seasonally adjusted. Some totals may not be the sum of component entries, due to the effect of rounding underlying data.

3. The split between the liabe and non-liabe transactions is dependent on the level of the Stamp Duty Land Tax threshold, which is set out in the table 'Rates of stamp duty', (<http://www.hmrc.gov.uk/sdl/intro/rates-thresholds.htm>) and on the amounts of any relief given. Notable changes over this period include:

i) The Stamp Duty Land Tax threshold was raised from £125,000 to £175,000 for residential transactions with a date of completion on or after 3 September 2008 and before 1 January 2010. For the purposes of this table this has been classified as non liabe due to a temporary relief rather than being below the tax threshold

ii) The Stamp Duty Land Tax threshold was raised from £125,000 to £250,000 for first time buyers of residential transactions with a date of completion on or after 25th March 2010. This relief lasted for two years and ended on 25th March 2012.

4. Non-liabe transactions are separated out into those which are non-liabe due to price (under the SDLT threshold) and those which are non-liabe due to relief.

5. The threshold for SDLT liabiability is £125,000 for residential property, there are some transactions with values under this threshold that are liabe as the transaction involves the assignedment of a new lease where the rental components exceed a net present value of £125,000. For the first year of the series (2005-2006) the lower threshold was £120,000.

6. Note that in this table transactions are given on the basis of SDLT certification date. The Monthly Property Transactions table gives transactions based on completion date. As these dates can be up to 30 days apart there may be some discrepancies between the figures in the two tables.

7. From April 2015 Stamp Duty Land Tax has been replaced by Land and Buildings Transaction Tax in Scotland and so data on Scotland's transactions is no longer directly collected by HMRC. Figures from 2015 Q2 onwards therefore only contain data from England, Wales and Northern Ireland.

# HM Revenue and Customs

## SDLT Liable and Non-Liable Property Transactions

### 2 SDLT liable and non-liable non-residential transactions valued at £40,000 or above<sup>1,2</sup>

Transactions processed in the quarter

Year and quarter	Non residential property						
	Non-liable			Liable			
	Below tax threshold	Claimed Relief	Total non-liable	Under £250,000	£250,000 - £500,000	Over £500,000	Total liable
2005 Q2	9,700	2,400	12,000	8,700	2,200	3,000	13,900
2005 Q3	14,100	2,000	16,100	13,600	4,000	4,900	22,500
2005 Q4	11,800	1,500	13,300	11,800	3,300	4,400	19,400
2006 Q1	12,400	1,700	14,200	12,300	3,600	5,000	20,900
2006 Q2	11,500	1,600	13,000	11,500	3,500	4,800	19,700
2006 Q3	10,800	1,300	12,200	11,300	3,400	4,800	19,500
2006 Q4	9,900	1,500	11,400	10,800	3,100	4,400	18,300
2007 Q1	14,200	2,300	16,500	15,000	4,500	6,600	26,100
2007 Q2	11,700	1,900	13,600	12,600	3,800	5,500	21,900
2007 Q3	11,500	1,600	13,100	13,300	4,000	5,500	22,700
2007 Q4	11,300	1,300	12,600	13,300	3,700	5,000	22,000
2008 Q1	12,000	1,700	13,700	13,800	3,700	4,900	22,400
2008 Q2	12,900	1,700	14,700	14,300	4,000	4,700	23,000
2008 Q3	9,900	1,300	11,100	12,200	2,500	3,000	17,700
2008 Q4	9,000	1,300	10,200	10,400	2,100	2,500	15,000
2009 Q1	7,100	1,200	8,300	8,200	1,600	1,800	11,700
2009 Q2	8,400	1,200	9,500	8,100	1,700	2,100	11,900
2009 Q3	8,000	900	8,900	9,500	1,800	2,100	13,400
2009 Q4	8,800	1,100	9,900	10,200	2,000	2,500	14,700
2010 Q1	8,600	1,300	9,900	9,900	1,900	2,300	14,100
2010 Q2	9,300	1,200	10,500	10,500	2,400	2,500	15,400
2010 Q3	8,900	1,100	10,000	10,700	2,200	2,700	15,600
2010 Q4	8,800	1,200	10,000	10,600	2,000	2,600	15,200
2011 Q1	8,500	1,100	9,600	9,700	1,700	2,300	13,800
2011 Q2	8,500	1,200	9,600	9,700	1,900	2,400	14,000
2011 Q3	8,700	1,000	9,700	10,900	2,000	2,600	15,500
2011 Q4	9,200	1,100	10,400	10,600	2,100	2,700	15,400
2012 Q1	8,800	1,200	10,000	10,200	1,900	2,500	14,500
2012 Q2	9,000	1,100	10,100	10,200	2,000	2,600	14,800
2012 Q3	8,400	900	9,400	10,200	2,000	2,700	14,900
2012 Q4	8,900	1,000	9,900	10,800	2,000	2,900	15,800
2013 Q1	8,300	1,100	9,400	9,800	2,000	2,800	14,700
2013 Q2	8,300	2,200	10,500	10,500	2,100	2,900	15,500
2013 Q3	7,800	2,100	9,900	10,900	2,200	3,200	16,300
2013 Q4	8,400	2,300	10,700	11,500	2,400	4,000	17,800
2014 Q1	8,000	2,400	10,400	10,500	2,300	3,700	16,600
2014 Q2	8,300	2,600	10,900	11,200	2,500	3,700	17,500
2014 Q3	8,100	2,500	10,600	11,600	2,600	4,100	18,400
2014 Q4	8,400	2,800	11,200	12,400	2,800	4,400	19,500
2015 Q1	7,700	2,500	10,200	11,500	2,600	4,200	18,200
2015 Q2 P <sup>7</sup>	7,600	2,500	10,100	11,100	2,500	3,900	17,500
2015 Q3 P <sup>7</sup>	7,100	2,400	9,500	11,400	2,700	4,200	18,400
2015 Q4 P <sup>7</sup>	7,800	2,400	10,200	12,500	2,700	4,500	19,700

#### Notes on the Table

P - Provisional

R - Revised (Some revisions may not be visible due to rounding).

- These figures are based on a count of Stamp Duty Land Tax certificates issued, for residential and non residential transactions, where the transaction value is £40,000 or above. The Stamp Duty Land Tax forms must be presented, or information submitted online, whether or not duty is payable.
- Not seasonally adjusted. Some totals may not be the sum of component entries, due to the effect of rounding underlying data.
- The split between the liable and non-liable transactions is dependent on the level of the Stamp Duty Land Tax threshold, which is set out in the table 'Rates of stamp duty', (<http://www.hmrc.gov.uk/sdl/intro/rates-thresholds.htm>) and on the amounts of any relief given. Notable changes over this period include:
  - The Stamp Duty Land Tax threshold was raised from £125,000 to £175,000 for residential transactions with a date of completion on or after 3 September 2008 and before 1 January 2010. This did not effect non-residential transactions
  - The Stamp Duty Land Tax threshold was raised from £125,000 to £250,000 for first time buyers of residential transactions with a date of completion on or after 25th March 2010. This relief lasted for two years and ended on 25th March 2012. This did not effected non-residential transactions.
- Non-liable transactions are separated out into those which are non-liable due to price (under the SDLT threshold) and those which are non-liable due to relief.
- The threshold for SDLT liability is £150,000 for non-residential property, there are some transactions with values under this threshold that are liable as the transaction involves the assignment of a new lease where the rental components exceed a net present value of £150,000.
- Note that in this table transactions are given on the basis of SDLT certification date. The Monthly Property Transactions table gives transactions based on completion date. As these dates can be up to 30 days apart there may be some discrepancies between the figures in the two tables.
- From April 2015 Stamp Duty Land Tax has been replaced by Land and Buildings Transaction Tax in Scotland and so data on Scotland's transactions is no longer directly collected by HMRC. Figures from 2015 Q2 onwards therefore only contain data from England, Wales and Northern Ireland.

# HM Revenue and Customs

## SDLT Liable and Non-Liable Property Transactions



### 3 Commentary and Charts

#### Guidance on the statistics

This publication presents quarterly estimates of the number of liable and non-liable property transactions in the UK (all constituent countries to April 2015; England, Wales and Northern Ireland from April 2015). The figures are based on HMRC's Stamp Duty Land Tax (SDLT) database.

From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland therefore data on Scotland's transactions will not be directly collected by HMRC. We have therefore reviewed this publication and made improvements to the content. If you find the current format useful or would like to make any suggestions as to how it could be improved please email us at: [revenuemonitoring@hmrc.gsi.gov.uk](mailto:revenuemonitoring@hmrc.gsi.gov.uk)

These statistics are generally used by analysts, academics and policy makers to examine movements and trends in the UK property market. They are best used in conjunction with other housing market indicators.

A more refined breakdown involving geographic region is available on an annual rather than a quarterly basis. A link to this publication is on sheet 7.

*[Reviewed 29 January 2016 / Next Review 29 April 2016]*

#### Key messages: Residential transactions

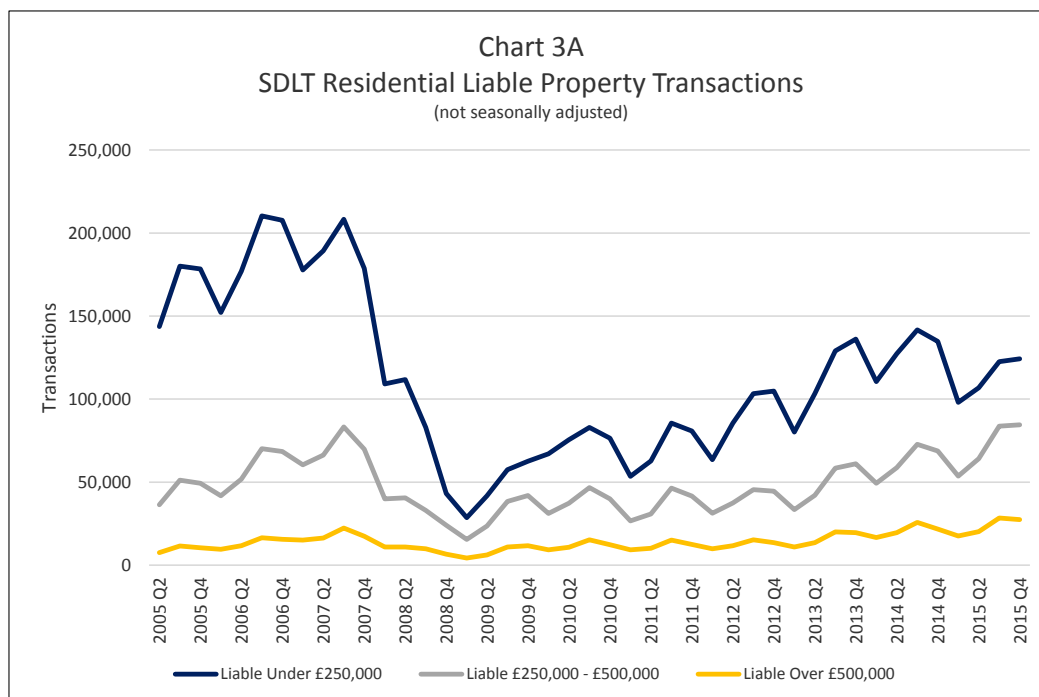
The provisional non-seasonally adjusted residential property transaction count for the fourth quarter of 2015 was 236,300 liable and 79,700 non-liable transactions.

#### Liable residential transactions

The number of liable transactions in the fourth quarter of 2015 was 1% higher than the previous quarter, and about 5% higher than the same quarter in the previous year.

Chart 3A shows the historic time series for liable residential property transactions, split by transaction value. The long term movement in the number of transactions reflects the general performance of the housing market over the past nine years. The clearest feature of the time series is the sharp fall in residential transactions in 2007-08, coinciding with the downturn in the economic climate. Since 2009 the trend in the number of transactions has been upwards, with some seasonal peaks and troughs.

*[Reviewed 29 January 2016 / Next Review 29 April 2016]*

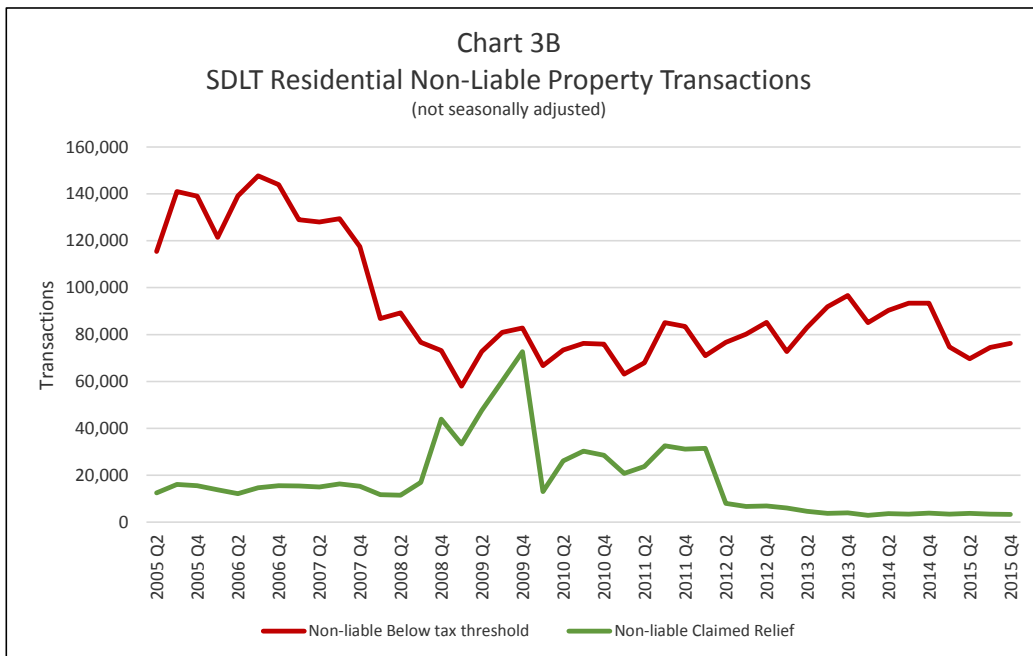


### Non-liable residential transactions

The number of non-liable transactions in the fourth quarter of 2015 was 2% higher than the previous quarter, and 18% lower than the same quarter in the previous year. The most common reason for transactions not to be liable for stamp duty is that they fall under the SDLT threshold of £125,000.

Chart 3B shows the historic time series for non-liable residential property transactions, split by transaction value. The transaction estimate shows a distinct peak at 2009 Q4. This is associated with the end of the Stamp Duty Land Tax 'holiday', during which the lower tax threshold was temporarily raised to £175,000. The forestalling effects of this 'holiday' coming to an end also show as higher than normal transactions in the previous quarters as homebuyers brought forward their purchases. There is a corresponding drop in 2010 Q1. There is another, smaller, peak and trough in 2012 Q1 and Q2 due to the ending of the SDLT first time buyers' relief. This relief was in effect from 25 March 2010 to 24 March 2012 inclusive.

[Reviewed 29 January 2016 / Next Review 29 April 2016]



# HM Revenue and Customs SDLT Liable and Non-Liable Property Transactions



## 4 Commentary and Charts

### Key messages: Non-residential transactions

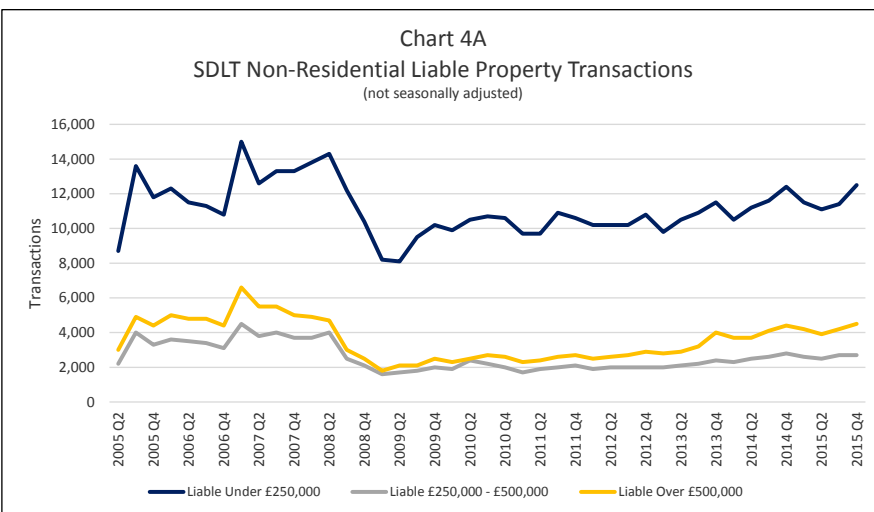
The provisional non-seasonally adjusted non-residential property transaction count for the fourth quarter of 2015 was 19,700 liable and 10,200 non-liable transactions.

### Liable non-residential transactions

The number of liable transactions in the fourth quarter of 2015 was 7% higher than the previous quarter, and 1% higher compared to the same quarter in the previous year.

Chart 4A shows the historic time series for liable non-residential property transactions, split by transaction value. The long term movement in the number of transactions reflects the general performance of the property market over the past nine years. The clearest feature of the time series is the sharp fall in non-residential transactions in 2007-08, coinciding with the downturn in the economic climate. Since 2009 the trend in the number of transactions has been upwards, with some seasonal peaks and troughs.

[Reviewed 29 January 2016 / Next Review 29 April 2016]

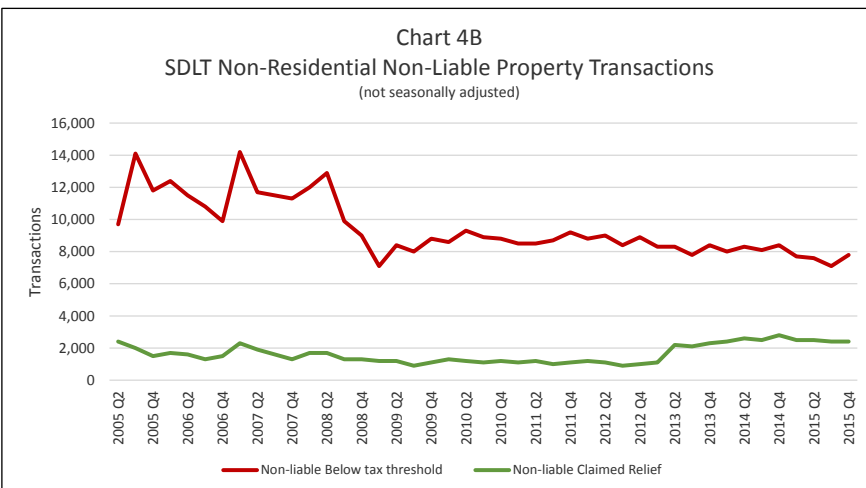


### Non-liable non-residential transactions

The number of non-liable transactions in the fourth quarter of 2015 was 7% higher than the previous quarter, and 9% lower than the same quarter in the previous year.

Chart 4B shows the historic time series for non-liable non-residential property transactions, split by transaction value. The long term movement in the number of transactions reflects the general performance of the property market over the past nine years. The clearest feature of the time series is the sharp fall in non-residential transactions in 2007-08, coinciding with the economic downturn.

[Reviewed 29 January 2016 / Next Review 29 April 2016]



# HM Revenue and Customs

## SDLT Liable and Non-Liable Property Transactions

### 5 Estimated SDLT yield from residential and non-residential transactions valued at £40,000 or above<sup>1,2</sup>

Yield: £ millions

Year and quarter	Yield		
	Residential	Non-residential	Total
2008 Q2	1,042	652	1,694
2008 Q3	886	554	1,440
2008 Q4	601	376	977
2009 Q1	421	263	685
2009 Q2	605	293	898
2009 Q3	860	417	1,277
2009 Q4	916	444	1,361
2010 Q1	909	441	1,350
2010 Q2	905	430	1,335
2010 Q3	1,212	576	1,788
2010 Q4	1,074	511	1,585
2011 Q1	849	404	1,253
2011 Q2	926	419	1,345
2011 Q3	1,188	538	1,726
2011 Q4	1,162	526	1,688
2012 Q1	944	427	1,371
2012 Q2	1,081	442	1,523
2012 Q3	1,376	562	1,938
2012 Q4	1,297	530	1,827
2013 Q1	1,151	471	1,622
2013 Q2	1,298	568	1,866
2013 Q3	1,743	764	2,507
2013 Q4	1,804	790	2,594
2014 Q1	1,605	703	2,308
2014 Q2 R	1,815	784	2,599
2014 Q3 R	2,206	953	3,159
2014 Q4 R	2,007	867	2,874
2015 Q1 R	1,471	635	2,107
2015 Q2 P <sup>7</sup>	1,538	806	2,344
2015 Q3 P <sup>7</sup>	2,060	861	2,921
2015 Q4 P <sup>8</sup>	2,008	897	2,905

#### Notes on the Table

P - Provisional

R - Revised (Some revisions may not be visible due to rounding).

1. These figures are based on a count of Stamp Duty Land Tax certificates issued, for residential and non residential transactions, where the transaction value is £40,000 or above. The Stamp Duty Land Tax forms must be presented, or information submitted online, whether or not duty is payable.

2. Not seasonally adjusted. Some totals may not be the sum of component entries, due to the effect of rounding underlying data.

3. The split between the liable and non-liable transactions is dependent on the level of the Stamp Duty Land Tax threshold, which is set out in the table 'Rates of stamp duty', (<http://www.hmrc.gov.uk/sdl/intro/rates-thresholds.htm>) and on the amounts of any relief given. Notable changes over this period include

i) The Stamp Duty Land Tax threshold was raised from £125,000 to £175,000 for residential transactions with a date of completion on or after 3 September 2008 and before 1 January 2010

ii) The Stamp Duty Land Tax threshold was raised from £125,000 to £250,000 for first time buyers of residential transactions with a date of completion on or after 25th March 2010. This relief was scheduled to last for two years and ended on 25th March 2012.

4. Non-liable transactions are separated out into those which are non-liable due to price (under the SDLT threshold) and those which are non-liable due to relief.

5. Although the usual cut off point for SDLT liability is £125,000 for residential and £150,00 for non-residential property, there are some transactions with values under this threshold that are liable.

The most common reason for this is that the transaction relates to the sale of a leasehold property with a very expensive lease.

6. Note that in this table transactions are given on the basis of SDLT certification date. The Monthly Property Transactions table gives transactions based on completion date. As these dates can be up to 30 days apart there may be some discrepancies between the figures in the two tables.

7. From April 2015 Stamp Duty Land Tax has been replaced by Land and Buildings Transaction Tax in Scotland and so data on Scotland's transactions is no longer directly collected by HMRC. Figures from 2015 Q2 onwards therefore only contain data from England, Wales and Northern Ireland.

8. Yield figures are estimated from April 2008 onwards to be consistent with other HMRC receipts publications. These estimates may differ slightly due to rounding

# HM Revenue and Customs SDLT Liable and Non-Liable Property Transactions

## 6 Commentary and Charts

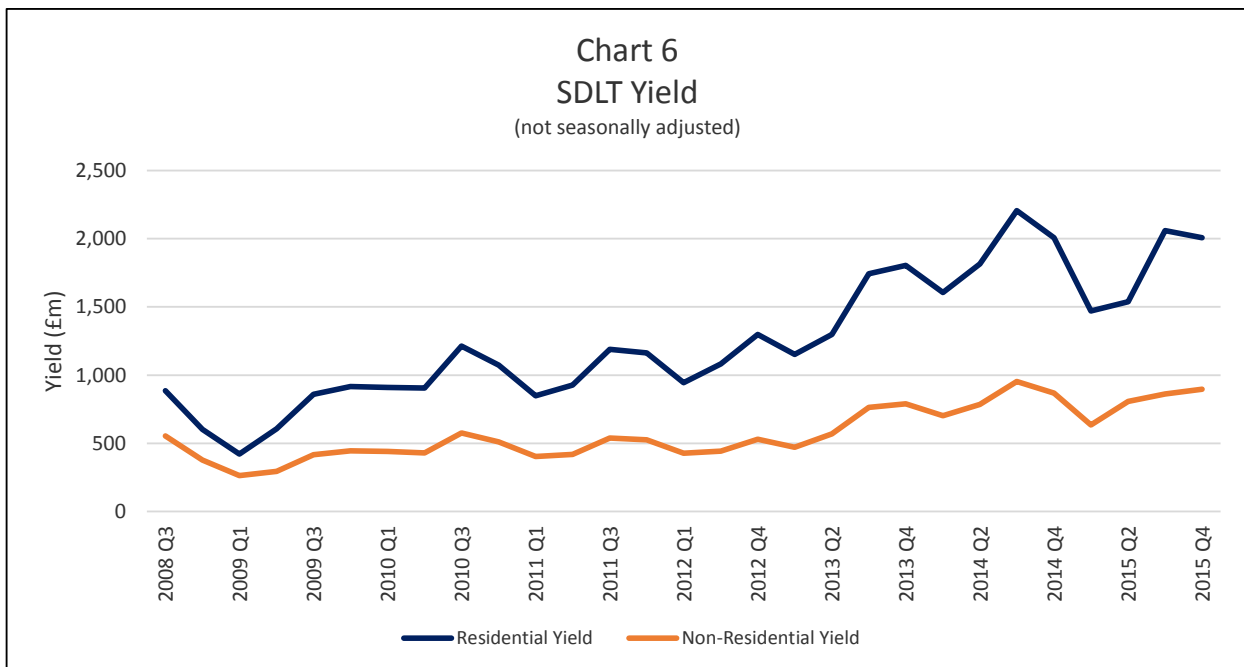
### Key messages: Yield

The estimated yield for the fourth quarter of 2015 was £2,008m from residential transactions and £897m from non-residential transactions.

The estimated yield from residential transactions in the fourth quarter of 2015 was 3% lower than the previous quarter and the same compared to quarter four in the previous year. The yield from non-residential transactions in the fourth quarter of 2015 was 4% higher than the previous quarter, and 3% higher than the same quarter in the previous year.

Chart 6 shows the historic time series for yield, split by transaction type. The long term movement in the number of transactions reflects the general performance of the housing market over the past nine years. After a slight dip in 2007-08, coinciding with the downturn in the economic climate, the trend has been upwards, with some seasonal peaks and troughs.

[Reviewed 29 January 2016 / Next Review 29 April 2016]





# HM Revenue and Customs

## SDLT Liable and Non-Liable Property Transactions



# 7

## Background

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### 7.1 Liable and Non-Liable transactions background

This publication covers liability to Stamp Duty Land Tax (SDLT) payable on the purchase or transfer of most property or land in the UK. SDLT is liable on transactions in England, Wales and Northern Ireland. Land and Buildings Transaction Tax (LBTT) is the equivalent tax payable in Scotland. LBTT replaced SDLT for transactions in Scotland on 1 April 2015 and these transactions are outside the geographic remit of SDLT and are excluded from this publication. Both the SDLT and LBTT due on a transaction is calculated from the amount paid for the property with higher rates applied to higher value transactions though with different rates and thresholds. Some transactions will qualify for a relief or exemption and some transaction are liable by virtue of the price being less than the minimum threshold.

Different rates and thresholds will also apply depending on whether the property is being used for residential or non-residential purposes, and whether the property is sold as a freehold or leasehold.

<https://www.gov.uk/government/organisations/hm-revenue-customs>

Most UK land and property transactions will be notified to HM Revenue & Customs (HMRC) directly on a Stamp Duty Land Tax return - even if no tax is due. Transactions with value less than £40,000 do not need to be notified. Transactions in Scotland need to be notified to the Scottish Administration.

More information about SDLT, LBTT, the rates and thresholds, the reliefs available, and the definitions of residential and non-residential can be found on the HMRC website (follow the hyperlinks in section 7.5).

### 7.2 Introduction to Statistics: Methodology & Explanation

This publication presents quarterly estimates of the number of residential and non-residential property transactions that are liable for SDLT.

#### **Data Sources:**

The tables in this publication are based on HMRC's Stamp Duty Land Tax database. Not all property transactions are captured in this database.

As well as transactions where the chargeable consideration is less than £40,000, other instances where no notification is required include transfers in connection with divorce and some grants of leases of less than 7 years and transaction in Scotland from 1 April 2015

#### **Rounding:**

All figures in the tables are estimates that are rounded to the nearest hundred or £ million to indicate the level of uncertainty.

#### **Revisions and Timing of Publication:**

Transactions are recorded by the date that their SDLT tax certificate was issued and are presented on that basis in this publication. However, purchasers have 30 days from the date of completion to submit their land transaction return before incurring a penalty. To produce the quarterly property transaction figures in time for publication each quarter, a 'snapshot' of the live database is taken in the second week after the end of the quarter. The date of this snapshot is maintained in order to provide consistency and is selected to provide users with the best balance between accurate and timely estimates. There may also be some difference compared to the previous version of this table due to new rounding conventions.

Section 7.5 contains links to some related statistics.

Therefore at the time of first release, estimates for the most recent quarter are based on incomplete data, all figures in the tables on pages 2, 3, and 5 for the most recent quarters are routinely marked as provisional and

Estimates for earlier time periods may also change between publications as late returns are received and corrections are made to the SDLT database.

#### **Seasonal Adjustment:**

The number of property transactions in the UK is highly seasonal, with more activity in the summer months and less in the winter. This series is not seasonally adjusted. For a seasonally monthly series please see see our monthly publication listed below.

### 7.3 Statistical Quality

HMRC's statement on statistical quality is published in "HMRC: Official Statistics" on the HMRC website (hyperlinked in section 7.5).

These statistics are based on an administrative data source collected by HMRC in the running of its business (collecting tax). Any apparent discrepancy between totals and the sum of the constituents in the bulletin is due to rounding.

The quality of these statistics depends on the purpose that they are intended to be used for. The definitions used within this publication are defined by tax law, and whether or not a property transaction is counted within the estimates is dependent on the submission of a Land Transaction Return. Transactions where no return is required, or is required but not submitted, will not be counted in the estimates. The statistics will therefore provide a good indication of the trend in the numbers of residential and non-residential property transactions but may not accurately reflect the total number of properties bought, sold or transferred.

### 7.4 Related Statistics

HMRC publish more detailed breakdowns of the number and value of property transactions on an annual basis. These National Statistics can be found alongside the Monthly Property Transactions publication on the HMRC website (see hyperlink section)

HMRC publish annual tables of Stamp Duty Land Tax collected, which is taken from the same data source as the transactions data. This is broken down into small geographical units including by Local Authority and by parliamentary constituency. (A link can be found in section 7.5)

There are many other National and Official Statistics publications relevant to the UK housing market. The Valuation Office Agency (VOA) publishes statistics on council tax and on the private rental market. The Office for National Statistics (ONS) and HM Land Registry both produce statistics on UK House Prices. The Dept. for Communities and Local Government (DCLG) released a variety of publications on housing and associated topics. (Links to the relevant website can be found in the hyperlink section)

### 7.5 Hyperlinks

#### *Useful Links*

Introduction to SDLT:

<https://www.gov.uk/stamp-duty-land-tax-the-basics#1>

Current SDLT Rates and Thresholds:

<https://www.gov.uk/government/publications/rates-and-allowances-stamp-duty-land-tax>

Introduction to LBTT:

<https://www.revenue.scot/land-buildings-transaction-tax>

Historic SDLT Rates and Thresholds:

[http://webarchive.nationalarchives.gov.uk/\\*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls](http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls)

Land Transaction Return Guidance Notes:

<https://www.gov.uk/government/publications/sdlr-guide-for-completing-paper-sdlr1-return>

Statement of Administrative Sources general note:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/278306/cop-admin-sources\\_1](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278306/cop-admin-sources_1)

X13ARIMA homepage:

<http://www.census.gov/srd/www/x13as/>

HMRC: Official Statistics

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

HMRC Annual Report and Resource Accounts

<https://www.gov.uk/government/publications/hmrc-annual-report-and-accounts-2013-to-2014>

### **Related Statistics**

Monthly Property Transactions Publication:

<https://www.gov.uk/government/statistics/monthly-property-transactions-completed-in-the-uk-with-value-40000-or-above>

Archived versions of the Monthly Property Transactions:

[http://webarchive.nationalarchives.gov.uk/\\*/http://hmrc.gov.uk/thelibrary/national-statistics.htm](http://webarchive.nationalarchives.gov.uk/*/http://hmrc.gov.uk/thelibrary/national-statistics.htm)

Historic Property Transactions, Monthly, Quarterly and Annual, 1959 to 2005 (Table 5.5)

<http://www.ons.gov.uk/ons/rel/elmr/economic-trends--discontinued-/2006-edition/index.html>

Annual Property Transactions Publication:

<https://www.gov.uk/government/collections/property-transactions-in-the-uk>

Stamp Duties collected (T15.1 to T15.5):

<https://www.gov.uk/government/collections/stamp-duties-statistics>

Measuring Tax Gaps:

<https://www.gov.uk/government/publications/measuring-tax-gaps-tables>

Tax expenditures and ready reckoners:

<https://www.gov.uk/government/collections/tax-expenditures-and-ready-reckoners>

ONS House Price Index:

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=House+Price+Indices>

Valuation Office Agency statistics:

<https://www.gov.uk/government/statistics?departments%5B%5D=valuation-office-agency>

HM Land Registry statistics:

<https://www.gov.uk/government/publications/about-the-house-price-index>

Dept. for Communities and Local Government statistics:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-market>

### **Other links**

Office for National Statistics (ONS):

<http://www.ons.gov.uk/ons/index.html>

Office for Budget Responsibility (OBR):

<http://budgetresponsibility.independent.gov.uk/>

UK Statistics Authority:

<http://www.statisticsauthority.gov.uk/>

**HM Revenue and Customs**  
**SDLT Liabale and Non-Liabale Property Transactions**

**8** **Changes to Duty Rates and Statement of Revisions**

**Rates of Stamp Duty - Conveyances and transfers of land, buildings and property other than stocks and shares.**

**System from 4th December 2014**

Date	Nil rate £	0.5% £	1.0% £	1.5% £	Threshold and rates of stamp duty <sup>4,5</sup>											
					2.0% £	2.5% £	3.0% £	3.5% £	4.0% £	5.0% £	7.0% £	10.0% £	12.0% £	15.0% £		
04-12-2014 <sup>4</sup>																
Residential	Portion up to 125,000	-	-	-	Portion Over 125,000	-	-	-	-	Portion Over 250,000	-	Portion Over 925,000	Portion Over 1,500,000	Portion Over 1,500,000	Whole price If over 500,000 by NNP <sup>3</sup>	-
Non-Residential	Whole price up to 150,000	-	Whole price if over 150,000	-	-	Whole price if over 250,000	-	Whole price if over 500,000	-	-	-	-	-	-	-	-

Table updated December 2014

**System prior to 4th December 2014**

transactions that are	Nil rate up to £	0.5% if exceeds £	1.0% if exceeds £	1.5% if exceeds £	2.0% if exceeds £	2.5% if exceeds £	3.0% if exceeds £	3.5% if exceeds £	4.0% if exceeds £	5.0% if exceeds £	7.0% if exceeds £	10.0% if exceeds £	12.0% if exceeds £	15.0% if exceeds £
01-08-1958	3,500	3,500	4,500	5,250	6,000	-	-	-	-	-	-	-	-	-
01-08-1963	4,500	4,500	6,000	-	-	-	-	-	-	-	-	-	-	-
01-08-1967	5,500	5,500	7,000	-	-	-	-	-	-	-	-	-	-	-
01-08-1972	10,000	10,000	15,000	-	-	-	-	-	-	-	-	-	-	-
01-05-1974 <sup>1</sup>	15,000	15,000	20,000	25,000	30,000	-	-	-	-	-	-	-	-	-
06-04-1980	20,000	20,000	25,000	30,000	35,000	-	-	-	-	-	-	-	-	-
22-03-1982	25,000	25,000	30,000	35,000	40,000	-	-	-	-	-	-	-	-	-
13-03-1984	30,000	-	30,000	-	-	-	-	-	-	-	-	-	-	-
20-12-1991	250,000	-	250,000	-	-	-	-	-	-	-	-	-	-	-
20-08-1992	30,000	-	30,000	-	-	-	-	-	-	-	-	-	-	-
16-03-1993	60,000	-	60,000	-	-	-	-	-	-	-	-	-	-	-
06-07-1997	60,000	-	60,000	250,000	500,000	-	-	-	-	-	-	-	-	-
24-03-1998	60,000	-	60,000	-	250,000	-	500,000	-	-	-	-	-	-	-
16-03-1999	60,000	-	60,000	-	-	250,000	-	500,000	-	-	-	-	-	-
28-03-2000	60,000	-	60,000	-	-	-	250,000	-	500,000	-	-	-	-	-
01-12-2003 <sup>2</sup>														
(Residential)	60,000	-	60,000	-	-	-	250,000	-	500,000	-	-	-	-	-
(Non-Residential)	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
17-03-2005														
Residential	120,000	-	120,000	-	-	-	250,000	-	500,000	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
23-03-2006														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
06-04-2011														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	500,000	-	-	-	-
21-03-2012														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	-	-	-	2,000,000 <sup>3</sup>
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	500,000	-	-	-	-
22-03-2012														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	-	-	-	2,000,000 <sup>3</sup>
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
20-03-2014														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	-	-	-	500,000 <sup>3</sup>
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-

Table updated December 2014

**Reference Notes** (for both Rates of Stamp Duty tables above)

- Northern Ireland 1 August 1974.
- From the 1st December 2003 separate starting rates were applied to residential and commercial transactions:
  - residential property transactions, consist mainly of home purchases but also include other transactions which cannot be regarded as purchases for owner occupation e.g. the separate purchase of a private garage or the purchase of the freehold by the leaseholder;
  - commercial property covers all land and commercial and industrial property e.g. shops, commercial garages, hotels, public houses etc.
- Higher rate for corporate bodies - From 20 March 2014 SDLT is charged at 15 per cent on interests in residential dwellings costing more than £500,000 purchased by certain non-natural persons (NNP). Previously (From 21 March 2012) the threshold had been £2 million. This broadly includes bodies corporate, for example companies, collective investment schemes and all partnerships with one or more members who are either a body corporate or a collective investment scheme. There are exclusions for companies acting in their capacity as trustees for a settlement and property developers who meet certain conditions.
- From 4 December, SDLT for residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band. There is no change to how SDLT is calculated on purchases of non-residential property or on the rent payable when a new lease is granted.
- SDLT is no longer payable in Scotland and has been replaced with Land and Buildings Transaction Tax.

# HM Revenue and Customs

## SDLT Liable and Non-Liable Property Transactions



# 9

## Other Information

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### 9.1 Contact point for statistical enquiries

#### Dominica Parry

KAI Tax Gaps & Indirect Taxes  
HM Revenue & Customs  
Room 2E/12  
100 Parliament Street  
London  
SW1A 2BQ

☎ : 03000 589 593

Email: [revenuemonitoring@hmrc.gsi.gov.uk](mailto:revenuemonitoring@hmrc.gsi.gov.uk)

For more general enquiries please refer to the HMRC website:

<https://www.gov.uk/government/organisations/hm-revenue-customs>

or contact the **Stamp Taxes Helpline** on **0300 200 3510**.

<https://www.gov.uk/government/organisations/hm-revenue-customs/contact/stamp-duty-land-tax>

### 9.2 Publication Calendar

Publications will be released on the last day each quarter, but are delayed by one day whenever the last day or the day preceding the last day is a non-working day (e.g. publications are never published on a Monday, Saturday or Sunday).

This publication presents quarterly estimates of the number of residential and non-residential property

Historic releases of property publications can be found on the National Archives website:

[http://webarchive.nationalarchives.gov.uk/\\*/http://www.hmrc.gov.uk/stats/survey\\_of\\_prop/menu.htm](http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/stats/survey_of_prop/menu.htm)

The full publication calendar can be found on the 'scheduled updates' page of the HMRC website:

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

And is also published on the Publication Hub for UK National Statistics:

<https://www.gov.uk/government/statistics/announcements>

### 9.3 Revisions Policy for the UK Property Transactions Count publication

Any quarters with revisions are marked with an 'R' where appropriate and significant revisions will be explained in the notes sections on pages 2 and 3.

All statistics are provisional for the quarter of publication and revisions are marked when the previous months figure and finalised figure (at the third month of publication) are changed.

For further information on revisions policy see section 7.2 'Introduction to Statistics: Methodology & Explanation'.

## **9.4 Reference: National Statistics Publications for Indirect Taxes**

### ***Meeting user needs***

We are committed to improving the official statistics we publish. We want to encourage and promote user engagement, so that we can continually improve our statistical outputs. In July 2015 we substantially expanded the breakdown of liable and non-liable transactions.

We would welcome any views you have using the feedback questions below.

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics#contact-us>

We will undertake to review user comments on a quarterly basis and use this information to influence the development of our official statistics. We will summarise and publish user comments at regular intervals.

If you have specific questions on the statistics in this publication please contact the team directly.

For further information and questions about tax rules please refer to the HMRC website.

### ***Users***

UK SDLT Statistics are used by government and policy makers, analysts, academics, media, businesses, public bodies and the public.

User feedback has helped shape the development and content of this publication and will continue to influence future enhancements.

### ***Uses***

These statistics are produced primarily to enable monitoring of trends in the UK residential and non-residential housing markets. Within HM Revenue and Customs and HM Treasury, they are primarily used by policy makers in the development of housing and tax policy, monitoring of tax receipts, briefing and responding to queries from the public.

Outside of HMRC and HMT, past user engagement has highlighted a variety of examples for how these statistics are used:

- By market analysts and media to examine and report on the latest movements in the UK property market and the wider economy;
- Other government departments and policy makers in understanding the impact of past policy changes and to inform decisions on future policy;
- By academics and analysts to look at longer term trends in the UK property market;
- The statistics are widely used in monitoring the impact of the current economic climate on the UK property market;
- Businesses tend to use the statistics to understand the property market or plan business strategies;

They are best used in conjunction with other monthly housing market indicators, some of which can be found in the 'Related Statistics' section on page 7.

## Code of Practice for Official Statistics

HMRC complies with the Code of Practice and supporting Principles:

<https://www.gov.uk/government/collections/hmrc-statistics-code-of-practice>

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics#cross-cutting>

### Pre-Release Access

Policy: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/275579/statement.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275579/statement.pdf)

Access List: <https://www.gov.uk/government/statistics/hmrc-statistics-pre-release-access-list>

### A National Statistics Publication

National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference.

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

For general enquiries about National Statistics, contact the National Statistics Public Enquiry Service on

Tel: 0845 601 3034

overseas: (+44) 1633 653 599

minicom: 01633 812399

E-mail: [info@statistics.gov.uk](mailto:info@statistics.gov.uk)

Fax: 01633 652747

By post: Customer Contact Centre, Room 1.015, Cardiff Road, Newport, NP10 8XG

You can also find National Statistics on the internet:

<https://www.gov.uk/government/statistics/announcements>