



Use these notes to help you fill in the UK property pages of your tax return

Fill in the 'UK property' pages if you receive:

- rental income and other receipts from UK land or property
- income from letting furnished rooms in your own home
- premiums from leasing UK land
- inducements to take an interest in letting a property (a reverse premium)

of over £1,000 (including any income from foreign property reported in the 'Foreign' pages).

Please note the Furnished Holiday Lettings (FHL's) tax regime was abolished from 5 April 2025. This measure removes the specific tax treatment and separate reporting requirements from FHLs.

Income and gains from furnished holiday let (FHL) will then:

- form part of the person's UK or overseas property business
- be treated in line with all other property income and gains

Check if you still need to fill in a tax return

If you do not think you need to fill in a tax return for this year, go to www.gov.uk/check-if-you-need-a-tax-return

If you do not need to fill in a return, you must tell us by 31 January 2027 to avoid paying penalties.

Property income allowance

All income from property, including any foreign property, up to £1,000, is exempt from tax and does not need to be reported on a tax return.

Please read page TRG 3 of the tax return notes to check that you qualify for the property income allowance.

If after reading TRG 3 you choose to fill in the UK property pages because:

- you do not want to claim the allowance as your allowable expenses are higher than your turnover and you want to be able to claim relief for the loss against future property income – calculate your property profits by deducting allowable expenses and allowances, if you do this do not complete the property income allowance box 20.1
- you're a non-resident landlord and you want to claim back tax paid under the non-resident landlord scheme, fill in box 1, box 2 (if applicable) and box 21

If your total income from property, including foreign property income reported on the 'Foreign' page, is over £1,000, complete the 'UK property' pages by either:

- claiming the allowance in box 20.1 for UK property income – if you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances
- calculating your property profits by deducting allowable expenses and allowances, if you do this, you cannot claim the property income allowance

Whether you have one property business or more than one property business, the total amount of property income allowance claimed cannot exceed £1,000.

You cannot claim the allowance if any of your property income is from a connected party.

If you receive income from letting furnished accommodation in your home that amounts to a trade, for example, if you run a guest house or offer bed and breakfast, you need to fill in the 'Self-employment' pages.

If you claim the Rent a Room relief, you cannot also claim the property income allowance on Rent a Room income.

i For more information on the property income allowance, go to www.gov.uk/guidance/tax-free-allowances-on-property-and-trading-income

i For more information about the non-resident landlord scheme, go to www.gov.uk/topic/personal-tax/non-resident-landlord-scheme

i For more information on Rent a Room relief, go to www.gov.uk/rent-room-in-your-home/the-rent-a-room-scheme

Income

If you receive income from Real Estate Investment Trusts (REITs) and Property Authorised Investment Funds (PAIFs) dividends and distributions, put these amounts in box 17 on page TR 3 of your main tax return.

If you receive income from land and property overseas, you need to fill in the 'Foreign' pages.

If you receive property income as part of your income from a partnership, you need to fill in the 'Partnership (full)' pages.

Accounts

Where your accounting period for your property income does not end on 5 April 2026:

- if your accounting year ends on or between 31 March to 4 April, you can treat your accounting year as if it ends on 5 April – this means you can report those profits without apportioning for the 5 days after 31 March
- if your accounting year ends on any other date, apportion the figures in your accounts to cover the tax year 6 April 2025 to 5 April 2026

If you're in the Managing Serious Defaulters (MSD) programme, fill in all the relevant boxes.

If you're the subject of additional reporting requirements, you must also send a detailed profit and loss account, balance sheet and computations with your tax return and do either of the following:

- tell us about any figures that you do not have records for, from the time of the transactions
- confirm that you have records for all the figures in your accounts

Your name and Unique Taxpayer Reference

Fill in your full name and Unique Taxpayer Reference (UTR) in the boxes at the top of the form.

Your name	Your Unique Taxpayer Reference (UTR)
Paul Smith	1 3 5 7 9 2 4 6 8 0

Example of completed name and UTR boxes

UK property details

Box 3 If you have any income from property let jointly

If you own and let property jointly put 'X' in the box. If so, you only need to put your share of the income and expenses in the 'UK property' pages.

We tax your shares equally if you live with your spouse. If you have a different share of income and expenses and want them apportioned in line with that share, fill in form 17, 'Declaration of beneficial interests in joint property and income'.


If you receive notice of your share of the income (or loss) after expenses, put the income in box 20, or the loss in box 29. Tell us the name and address of the person who prepares your property records in the 'Any other information' box on page TR 7 of your tax return.

Box 4 If you're claiming Rent a Room relief and your rents are £7,500 or less

If you let furnished rooms in your home and your total income was less than the Rent a Room exemption, £7,500 (£3,750 if let jointly) put 'X' in box 4. If this is your only letting income, you do not need to complete the rest of the UK property pages.

If your total income was more than the exemption, do not complete box 4, and either:

- pay tax on the excess – without taking off any expenses – put your total income in box 20 and the exempt amount £7,500 (or £3,750) in box 37 – you cannot claim the property income allowance on Rent a Room income
- work out your profit from letting in the usual way – the amount in box 20 minus any allowable expenses in boxes 24 to 29 – do not put anything in box 37

 For more information, go to www.gov.uk and search for 'HS223'.

Property income

Box 20 Total rents and other income from property

Put your total property rental income in box 20. Include income from:

- a tenancy
- leasing or licensing agreements over your land or property
- any land
- furnished, unfurnished, commercial and domestic accommodation (including amounts you receive for the use of furniture), except where you run a guest house or bed and breakfast
- any 2025 to 2026 rental income paid after 5 April 2026 if you're using traditional accounting – do not include rents paid in advance for the 2026 to 2027 tax year

Also include other income, such as:

- rent charges and ground rents
- income from letting others tip waste on your land
- income for the use of a caravan or houseboat at a fixed location
- income from the grant of sporting rights
- receipts from a film crew who pay to film on your land or in your house
- way leaves if the land to which the way leaves relates is used in your property rental business
- local authority grants towards the cost of repairs

If you're a non-resident landlord, put the total of your rental income (without tax taken off) in box 20, and the total tax taken off in box 21.

Box 20.1 Property income allowance

Before completing this box, read 'Property income allowance' on page UKPN 1.

Box 20.2 Traditional accounting or cash basis

Put 'X' in box 20.2 if you used traditional accounting instead of cash basis.

Cash basis is a simpler way of working out your property business profits or losses. You add up all your property income received (your turnover) and take off any allowable expenses paid in the year. Do not include money you owe or owed to you after 5 April 2026.

You can only use cash basis if your total income from UK property is up to £150,000.

i For more information about cash basis, go to www.gov.uk/guidance/income-tax-when-you-rent-out-a-property-working-out-your-rental-income

Transitional adjustments

If you change basis this year, from cash basis to traditional accounting or from traditional accounting to cash basis, you may need to make a transitional adjustment.

All transitional receipts must be included in box 20 and all transitional expenses must be included in box 29.

Box 21 Tax taken off any income in box 20

Only fill in this box if you're a non-resident landlord. Read 'Property income allowance' on page UKPN 1.

Box 22 Premiums for the grant of a lease

If you've received premiums for the grant of a lease and other lump sums to possess a property, use the working sheet below to work out the amount to put in box 22.

If the lease is up to 50 years, the premium is treated as part capital and part income. Only include the income part in box 22. Do not include any lease over 50 years in box 22.

Any premiums for the grant of a lease are regarded as income if you're claiming property income allowance.

Working sheet for box 22

Premium	A	£
Number of complete periods of 12 months in the lease (ignore the first 12 months of the lease)	B	
50 minus box B	C	
Box C divided by 50	D	
Box A multiplied by box D	E	£
Copy to box 22		

Box 23 Reverse premiums and inducements

Put any payment or benefit you got as an inducement to take an interest in a property (a 'reverse premium'), in box 23.

Any reverse premiums and inducements are regarded as income if you're claiming property income allowance.

Property expenses

You can claim for the running costs of your rental business.

If your total property income before expenses is below £90,000, you can just add up your expenses excluding any residential property finance costs and put the total in box 29.

Do not include the cost of buying, selling, improving or altering any land, property, equipment, furnishings or furniture. These are capital costs.

If you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances on this income. Do not fill in boxes 24 to 29.

Box 24 Rent, rates, insurance and ground rents

You can claim:

- the rent for a lease of a property you let
- business rates, water rates and Council Tax
- property and contents insurance
- insurance paid against loss of rents – however, if you claim under your own insurance policy, put any money you received in box 20
- ground rents

Box 25 Property repairs and maintenance

Expenses you paid out to maintain your property, for example:

- exterior and interior painting, damp treatment, stone cleaning or roof repairs
- furniture repairs
- repairs to any kind of machinery supplied with the property

Box 26 Non-residential property finance costs

Non-residential property

You can claim the costs of getting a loan, or alternative finance to buy a non-residential property that you let, and the full amount of any interest on such a loan or alternative finance payments.

Residential property finance costs

You cannot claim the costs of getting a loan, or alternative finance to buy a residential property that you let or any interest on such a loan or alternative finance payments. Any such costs can be used to calculate a reduction in Income Tax by putting the amount of residential property finance costs in box 44.

i For more information on residential property finance costs, go to www.gov.uk/guidance/changes-to-tax-relief-for-residential-landlords-how-its-worked-out-including-case-studies

Box 27 Legal, management and other professional fees

You can claim:

- management fees paid to an agent for rent collection, advertising and administration
- legal and professional fees for renewing a lease (if the lease is for less than 50 years)
- professional fees paid to evict an unsatisfactory tenant in order to re-let the property
- the costs of appealing against a compulsory purchase order

You cannot claim:

- any costs for the first letting or subletting of a property for more than a year
- the costs for agreeing and paying a premium on renewal of a lease
- any fee paid for planning permission or registration of title on property purchase

Box 28 Costs of services provided, including wages

This includes any services that you provide to your tenants such as, communal hot water, gardening or cleaning.

If you receive any income for the services that you provide, include this as property income.

Box 29 Other allowable property expenses

Other allowable expenses include:

- stationery, phone, business travel and miscellaneous costs
- part of a premium paid to a landlord for the lease (if you're subletting)
- irrecoverable debts written off (but only if you are not using cash basis) – for more information, go to www.gov.uk/hmrc-internal-manuals/property-income-manual/pim2072

If your total property income before expenses is below £90,000, you can just add up your expenses and put the total in box 29.

i For more information on flat rate travelling expenses for landlords, go to www.gov.uk/hmrc-internal-manuals/property-income-manual/pim2220

If you're not sure how to work out the amount to put in box 29, ask your tax adviser.

Calculating your taxable profit or loss

If you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances on this income. Do not fill in box 30 or boxes 32 to 36.

Box 30 Private use adjustment

If you put amounts in boxes 24 to 29 that were not solely for the property business, put the private (non-business) amount in box 30.

For example, if you've included the full annual cost of insuring the property in box 24, but only let the property for 8 months in the year because you used it for the other 4 months, put the 4 months non-business cost in box 30.

Box 31 Balancing charges

Balancing charges may arise following a disposal or balancing event, such as the sale, loss or destruction of assets or on the cessation of business use, where the proceeds from the event are more than their tax value. If you sell an item you've claimed capital allowances on, and the sale proceeds or value of the item is more than the pool value or cost, you'll have to pay tax on the difference (a 'balancing charge'). This includes items where the pool value is nil, because you claimed all of the cost previously. Put the total balancing charge in box 31.

Any balancing charges are regarded as income if you're claiming property income allowance.

Box 32 Annual Investment Allowance

You can claim Annual Investment Allowance (AIA) if you bought equipment (but not cars) during the year. You cannot claim AIA for expenditure on equipment and other items for use in a dwelling house.

i For more information about Annual Investment Allowance and the maximum amount you can claim, go to www.gov.uk/capital-allowances/annual-investment-allowance

Box 33 The Structures and Buildings Allowance

If you're eligible to claim the Structures and Buildings Allowance (SBA), put the amount of the claim in box 33 (unless you are claiming the enhanced SBA for structures and buildings in Freeport and Investment Zones tax sites, in which case, see box 33.2).

If claiming for the first time for an amount of qualifying expenditure, use the 'Any other information' box, box 19 on page TR7 of your tax return, to record the:

- date the building first came into qualifying use or if later, the date the qualifying expenditure was incurred
- total amount of new qualifying expenditure incurred

i To check if, and how much, you can claim, go to www.gov.uk/guidance/claiming-capital-allowances-for-structures-and-buildings

Box 33.1 Electric charge-point allowance

You can claim 100% first year capital allowances for expenditure invested in the acquisition and installation of new and unused electric charge-points for electric vehicles. Put the amount of expenditure incurred in box 33.1.

Box 33.2 Freeport and Investment Zones Structures and Buildings allowance

If you're eligible to claim the enhanced Structures and Buildings Allowance for Freeport and Investment Zones tax sites, put the amount of the claim in box 33.2.

If claiming for the first time in respect of an amount of qualifying expenditure, use the 'Any other information' box 19 on page TR 7 of your tax return, to record the:

- Freeport and Investment Zone to which the claim relates
- address or location of the structure or building
- date the building first came into qualifying use, or if later, the date the qualifying expenditure was incurred
- total amount of new qualifying expenditure incurred
- date the first contract for construction was entered into

i To check if, and how much, you can claim, go to www.gov.uk/guidance/check-if-you-can-claim-enhanced-structures-and-buildings-allowance-relief-in-freeport-tax-sites

Box 34.1 Zero-emission car allowance

Claim the 100% first year allowance (the full cost) of any new and unused zero-emission or electric cars in this box.


If you use a car outside of your business, you must reduce the claim in proportion to the non-business use.


Box 35 All other capital allowances

The type of capital allowance and amount that you can claim will depend on the cost, type of asset and other circumstances. Put your total capital allowances not claimed elsewhere in box 35.

You may be able to claim some of these allowances:

- 18% writing down allowance (WDA) on the balance of your purchases after deducting any Annual Investment Allowance (AIA) if your total costs were more than the AIA maximum amount
- 6% WDA for 'special rate' equipment such as electrical systems and cars with higher CO2 emissions

 For more information on CO2 emissions, go to www.gov.uk/capital-allowances/business-cars

 For more information about capital allowances, go to www.gov.uk/business-tax/capital-allowances

Business Premises Renovation Allowance (BPRA) is no longer available for expenditure incurred after 5 April 2017. Put any BPRA claims for expenditure incurred before 6 April 2017 in box 35 and any BPRA balancing charge in box 31.

 For more information about BPRA, go to www.gov.uk/guidance/business-premises-renovation-allowance-bpra

Fixtures

There are rules for claiming capital allowances if you buy, sell or lease a property that has fixtures (for example, kitchen fittings, electrical or heating systems).


The buyer would usually be blocked from claiming capital allowances unless the seller and buyer formally agree the part of the purchase price to be attributed to those fixtures.

You should have a mutual agreement which is usually made by means of a joint election (called a 'section 198' election) which you must tell HM Revenue and Customs about within 2 years of the date of transfer.

If you buy or sell a property, the new owner will not be able to claim allowances for fixtures if the previous owner did not pool their qualifying expenditure on the fixtures.

Pooling includes making a claim for a First Year Allowance or AIA for the expenditure.

The past owner does not have to claim writing down allowances. As a rule, the past owner is the last person who was entitled to claim capital allowances on fixtures.

 For more information, go to www.gov.uk/business-tax/capital-allowances

Box 36 Costs of replacing domestic items (for residential lettings only)

You can claim the cost of replacing domestic items in the residential accommodation where:

- the cost is incurred on purchasing a replacement domestic item – you cannot claim the initial cost for an item provided for use in the accommodation for the first time
- the new item is provided solely for the use of the tenants in the accommodation and the old item is no longer available for use

If the new item is an improvement on the old item, you can only claim up to the amount needed to replace the original item.


Include items such as:

- moveable furniture for example, beds, free-standing wardrobes
- furnishings for example, curtains, linens, carpets, floor coverings
- household appliances for example, televisions, fridges, freezers
- kitchenware for example, crockery, cutlery

Box 37 Rent a Room exempt amount

If you've put any Rent a Room income in box 20, put the exempt amount you're claiming (either £7,500 or £3,750, if let jointly) in box 37.

If you claim the Rent a Room relief, you cannot also deduct any expenses or capital allowances or claim the property income allowance on Rent a Room income.

 For more information on Rent a Room relief, go to www.gov.uk/rent-room-in-your-home/the-rent-a-room-scheme

Boxes 38 and 41

Use the working sheet below to work out your adjusted profit or loss. If you made a profit, put the amount in box 38. If you made a loss, put the amount in box 41.

Working sheet for property income profit and loss (boxes 38 and 41)	
Total rents and income box 20	A £ <input type="text"/>
Premiums for the grant of a lease box 22	B £ <input type="text"/>
Reverse premiums and inducements box 23	C £ <input type="text"/>
Private use adjustment box 30	D £ <input type="text"/>
Balancing charges box 31	E £ <input type="text"/>
Total add boxes A to E	F £ <input type="text"/>
Minus	
Property expenses - total of boxes 24 to 29	G £ <input type="text"/>
Capital allowances - total of boxes 32 to 35	H £ <input type="text"/>
Costs of replacing domestic items box 36	I £ <input type="text"/>
Rent a Room exempt amount box 37	J £ <input type="text"/>
Property income allowance box 20.1	K £ <input type="text"/>
Total add boxes G to K	L £ <input type="text"/>
Adjusted profit or loss box F minus box L	M £ <input type="text"/>

If the amount in box M is positive you have a profit. Copy to box 38.
If the amount in box M is negative you have a loss. Copy to box 41 (do not include the minus sign).

Box 39 Loss brought forward used against this this year's profits

Put any unused losses from earlier years (up to the amount in box 38) in box 39 to use against your property profits. Use the figure in box 43 of your 'UK property' pages for the 2024 to 2025 tax year. Include any unused losses to carry forward in box 43.

Box 42 Loss set off against 2025 to 2026 total income

You can only set off a loss for this tax year against your total income if the loss:

- on your rental business is from agricultural expenses
- is from capital allowances

Any loss set off is limited to the lowest of:

- boxes 32 to 35 minus box 31
- the loss in box 41
- your other income amounts

The amount of tax relief you can claim against your total income each year is also limited to the greater of £50,000 or 25% of your adjusted total income.

Put the total amount you want to set off (including any loss brought forward from last year that relates to agricultural expenses or capital allowances), in box 42.

i For more information on agricultural land, go to www.gov.uk and search for 'HS251' or ask your tax adviser for help.

i For more information on the limit on Income Tax reliefs, go to www.gov.uk and search for 'HS204'.

Box 43 Loss to carry forward to following year, including unused losses brought forward

Put in box 43 any loss from box 41 that you have not already used in box 39. Include any loss from box 43 of your 2024 to 2025 tax return that you have not used in box 39.

Box 44 Residential property finance costs

The costs of getting a loan, or alternative finance to buy a residential property and any interest on such a loan or alternative finance payments can be used to calculate a reduction in your Income Tax.

Put the amount of any costs, interest and alternative finance payments in box 44.

Box 45 Unused residential property finance costs brought forward

Put any unused residential property finance costs from this property business from earlier years in box 45.

Any balance of residential finance costs which are still unrelieved, may be carried forward to future years of the same property business.

i For more information on residential property finance costs, go to www.gov.uk/guidance/changes-to-tax-relief-for-residential-landlords-how-its-worked-out-including-case-studies

More help if you need it

To get copies of any tax return forms or helpsheets, go to www.gov.uk/taxreturnforms

You can phone the Self Assessment Helpline on 0300 200 3310 for help with your tax return.

We have a range of services for disabled people. These include guidance in Braille, audio and large print. Most of our forms are also available in large print. Please contact our helplines for more information.

These notes are for guidance only and reflect the position at the time of writing. They do not affect the right of appeal.