



Application for business rates for self-catering properties in Wales

The VO is a group within HM Revenue & Customs

Fill in this form to apply for business rates for your self-catering property. If you want to apply for multiple properties, you must fill in a separate form for each one. This form is also available [in Welsh \(Cymraeg\) on GOV.UK.](#)

Attach the completed form to an email. Send it to selfcatering@voa.gov.uk using the subject heading 'Self-catering application - Wales'.

If you prefer, you can send the completed form by post to:

Valuation Office
Wycliffe House
Green Lane
Durham
DH1 3UW

From 1 April 2023, to be eligible for business rates your property must have been both:

- available to let commercially (with the intention of making a profit) for 252 nights within the previous 12 months
- actually let commercially for 182 nights within the previous 12 months

This can only include short-term lets (28 nights or less).

From 1 April 2026:

- if a property has missed the 182 night criteria in the 12 months prior to the date of consideration, an average can be taken across the number of nights it was let out over either a two or three year period prior to the date of consideration. You can also include up to 14 nights per year that you donated to a registered charity, to be used for short breaks by the charities beneficiaries

PART A - your details

Please complete this form in black ink

1 a) Self-catering property address (as it appears on your Council Tax bill).

b) Enter any other names the property is advertised as (for example, Rose Cottage).

c) What Council Tax band is the property currently in?

2 Owners' full names.

3 Owner's home address.

4 Owner's telephone number.

5 Owner's email address.

PART B - property history

Please complete this form in black ink

- 6 a) Has the property been in business rates previously?

Yes No

If the date you entered in question 6b is before 1 April 2022, we may contact you for more information.

- b) On what date did the self-catering property become commercially available to let?

Day	Month	Year
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PART C - letting and availability details

We use the information in this section to check if your property is eligible for business rates.

- 7 a) From 1 April 2022, what date had the property been available to let for 252 nights within a 12-month period? This date must be at least 252 nights after the date entered in question 6b.

Day	Month	Year
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- b) From 1 April 2022, what date had the property been actually let for 182 nights, within a 12-month period? This date must be at least 182 nights after the date entered in question 6b.

Day	Month	Year
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- c) Enter the number of nights available and number of nights let for the following years:

	Nights it was available	Nights property was actually let
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1 April 23 - 31 March 24

1 April 24 - 31 March 25

1 April 25 - 31 March 26

- d) Will the property be available for commercial lets for 252 nights or more in the next 12 months?

Yes No

PART D - property details

If your property is eligible for business rates, we will use the information in this section to calculate a rateable value for your property.

- 8 a) Enter the details of all the ways you advertise your property.

- c) Enter the highest and lowest weekly charges for the property.

Highest weekly charge

£

Lowest weekly charge

£

- b) Enter the full web addresses for all places your property is advertised online. These should be the full links that can be used to view your online property listings.

- d) How many bed spaces are there in the property? Do not include temporary bed spaces such as sofa beds or pullout beds. Each single bed and standard bunk bed counts as 1 bed space. Bunk beds that are double on the base count as 2. Beds that are double or larger count as 2.

- 9 Enter the full addresses of any other properties you let for self-catering purposes that are at the same location or very nearby. You will need to complete additional copies of this form for each property you want to move to business rates.

PART E - declaration

COMPLETE IN ALL CASES

To the best of my knowledge and belief, the information I have given in this form and any attachments is correct and complete.

Signature
(this can be typed)

Name in
CAPITALS

Date form completed

Day	Month	Year
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I am the Occupier Owner Occupier's Agent Owner's Agent

Daytime telephone no. Email address

Preferred postal address

We will only use these details to update you about your enquiry or request additional information.

If you are not the owner or occupier, you need to include signed proof that you are authorised to act on the owner or occupier's behalf. You can use the [Council Tax appeals: authority to act form on GOV.UK](#) to request authorisation. You can also request a copy of this form by emailing selfcatering@voa.gov.uk, using the subject 'request for authority to act form'.

**Please return to: Valuation Office, Wycliffe House, Green Lane, Durham, DH1 3UW.
Alternatively email to selfcatering@voa.gov.uk**

The VO is a group within HM Revenue & Customs, which is a Data Controller under the Data Protection Act. We hold information for the purposes of taxes and certain other statutory functions as assigned by Parliament. The information we hold may be used for any of the Valuation Office's functions.

We may get information about you from others, such as other government departments and agencies and local authorities. We may check information we receive from them and also from you, with what is already in our records.

We may give information to other government departments and agencies and local authorities but only if the law permits us to do so, to check the accuracy of information, to prevent or detect crime and to protect public funds.

Further information or remarks (if any)

Use this page to provide clarification or extra information for any of the previous questions.

Question No.	Details
	<p data-bbox="336 2033 1422 2063">Please complete the declaration on Page 3 before you return this notice to the Valuation Office</p>