

RESIDENTIAL

Property value	Rates from 1 October 2021
Up to £125,000	Zero
£125,001 to £250,000	2%
£250,001 to £925,000	5%
£925,001 to £1.5 million	10%
Above £1.5 million	12%

Example

If you buy a house for £295,000, the SDLT you owe will be calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the next £125,000 = £2,500
- 5% on the final £45,000 = £2,250

Total SDLT = £4,750

If you are buying your first home

You will pay no SDLT up to £300,000, and 5% on the portion from £300,001 to £500,000. If the price is over £500,00, you would follow the rules for people who have bought a home before.

You're classed as eligible if you and anyone else you are buying with are first time buyers.

BUY TO LET/SECOND HOMES

Property value	Rates from 1 October 2021
Up to £125,000	3%
£125,001 to £250,000	5%
£250,001 to £925,000	8%
£925,001 to £1.5 million	13%
Above £1.5 million	15%