



Adams & Moore

AUDIT · TAX · ADVISORY



PROPERTY TAX SUMMARY for Non-UK Investors

2018/19



INCOME TAX (FOR INDIVIDUALS)¹

Band	With tax free allowance	Without tax free allowance	Tax Rate
	Taxable Income	Taxable Income	
Personal Allowance	£0 - £11,850	N/A	0%
Basic Rate Band	£11,851 - £46,350	£0 - £34,500	20%
Higher Rate Band	£46,351 - £150,000	£34,501 - £150,000	40%
Additional Rate Band	£150,000+	£150,000+	45%

STAMP DUTY LAND TAX (FOR INDIVIDUALS)^{2/3}

Residential Properties

Band	Standard Rate	With 3% surcharge ³
£0 - £125,000	0%	3%
£125,001 - £250,000	2%	5%
£250,001 - £925,000	5%	8%
£925,001 - £1.5m	10%	13%
£1.5m+	12%	15%

Commercial Properties

Band	Standard Rate
£0 - £150,000	0%
£150,001 - £250,000	2%
£250,000+	5%

CAPITAL GAINS TAX (FOR INDIVIDUALS AND NON-UK COMPANIES & TRUSTS)^{4/5}

Band	Gain Up to	Tax Rate
Personal Allowance	£0 - £11,700	0%
Basic Rate Band	£11,701 - £46,200	18%
Higher Rate Band	£46,200+	28%

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INHERITANCE TAX (FOR INDIVIDUALS AND NON-UK COMPANIES & TRUSTS)^{6/7}

Band	Taxable Estate Value ⁶	Tax Rate
Nil Rate Band	£0 - £325,000	0%
Taxable Balance	£325,000+	40%

ANNUAL TAX ON ENVELOPED DWELLINGS (ATED)^{8/9}

Property Value	Annual Tax Charge
£500,000 - £1m	£3,600
£1m - £2m	£7,250
£2m - £5m	£24,250
£5m - £10m	£56,550
£10m - £20m	£113,400
£20m+	£226,950

Notes

¹ Not all non-UK residents are entitled to the personal allowance. Different tax rates apply for non-UK Companies & Trusts. Please ask for further details.

² SDLT rates applicable for single purchases of property by individuals only. Please ask for further details on multiple purchases and company purchases.

³ A 3% SDLT surcharge can apply for purchases of second homes when not replacing your main residence. Please ask for further details.

⁴ Basic rate band is reduced by other taxable income subject to income tax. Please ask for further details.

⁵ Tax rates based on non-UK individual selling residential property. Please ask for further details on company rates and commercial rates

⁶ From 1 April 2017 IHT applies to non-UK residents to hold UK property via non-UK companies or trusts. Please ask for further details.

⁷ Additional rules apply to married couples and those who pass on a main residence. Please ask for further details.

⁸ ATED only applies to companies which hold UK property and exemptions are available if you rent. Please ask for further details.

⁹ Properties are required to be valued at least once every 5 years. Please ask for further details.

