



Award winning quality homes

Land Transaction Tax

With effect from 1st July 2021

With effect from 1st July 2021 all property purchases made in excess of £180,000 will be subject to the following Land Transaction Tax Rates.

The Land Transaction Tax rate bands will be as follows:

Up to and including £180,000	No Tax
The portion over £180,000 up to and including £250,000	3.5 %
The portion over £250,000 up to and including £400,000	5 %
The portion over £400,000 up to and including £750,000	7.5 %
The portion over £750,000 up to and including £1,500,000	10 %
The portion over £1,500,000	12 %

Those who purchase a property who already own one or more residential properties will have to pay an additional Land Transaction tax of 4%.

The rate bands for second homes are therefore as follows:

Up to and including £180,000	4 %
The portion over £180,000 up to and including £250,000	7.5 %
The portion over £250,000 up to and including £400,000	9 %
The portion over £400,000 up to and including £750,000	11.5 %
The portion over £750,000 up to and including £1,500,000	14 %
The portion over £1,500,000	16%

Should you or any purchaser wish to calculate Land Transaction Tax due, visit the following: <https://gov.wales/land-transaction-tax-calculator>