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# Quarterly Stamp Duty Statistics

(Formerly SDLT Liable and Non-Liable  
Property Transactions)

## June 2017



This publication provides quarterly statistics on liable and non-liable property transactions for Stamp Duty Land Tax (SDLT) valued at £40,000 or above.

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# HM Revenue and Customs

## Quarterly Stamp Duty Statistics



# 1

## Commentary and Charts

### Guidance on the statistics

This publication presents quarterly estimates of the number of Stamp Duty Land Tax (SDLT) liable and non-liable property transactions for all UK constituent countries up to April 2015, and for England, Wales and Northern Ireland from April 2015. The data is broken down by price band, as well as by the residential or non-residential classification of the transaction.

The statistics are based on a count of SDLT certificates issued for residential and non-residential transactions where the transaction value is £40,000 or above. The SDLT forms must be submitted whether or not duty is payable. More information about data sources, quality and methodology can be found in Section 7.

In April 2016, higher rates of SDLT were introduced for additional residential properties and this publication presents statistics on these transactions. These are properties for which the additional 3% SDLT rate is applied, such as second homes and buy-to-let properties. The figures are classified as experimental statistics, as they are calculated based on the total amount paid. The amount coming from the 3% rate is not explicitly stated on the SDLT return and at this stage we are unsure of the impact of reliefs (see Section 7 for more details).

From April 2015, Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland and HMRC stopped collecting data on Scotland's transactions. Scottish transaction data has therefore not been included in this bulletin from that date.

### New statistics

Following user feedback, we have introduced new statistics to this publication:

- In Tables 4 and 5, there are two new price bands for liable residential and liable non-residential transactions. These bands are for transactions between £1 million and £2 million, and for transactions above £2 million. Although these quarterly series are new, the annual totals for these and other price bands have been previously published in the Annual Stamp Taxes Statistics publication for years up to 2015-16. A link to this publication can be found in Section 7.
- A taxpayer who has paid the higher rates on additional properties may be eligible for a refund of the higher amounts if they dispose of their former main residence within 36 months. Table 4 shows the number of transactions which have successfully claimed a refund on the higher rates each quarter, whilst Table 6 shows the total value of these refunds each quarter. The dates given for the refunds in these tables are when the refund has been paid by HMRC, not when the original additional property transaction occurred.

### Usage of the statistics and relationship to other publications

These statistics are generally used by analysts, academics and policy makers to examine movements and trends in the UK property market. They are best used in conjunction with other housing market indicators, for example HMRC's Monthly Property Transactions Bulletin, a link to which is given in Section 7.

The statistics in the Monthly Property Transactions Bulletin are based on the completion date of the transaction, whereas this publication reports transactions on the basis of the SDLT certification date. As these dates can be up to 30 days apart, the number of transactions will differ between the two publications. This is particularly noteworthy in Quarter 2 of 2016, as transactions rushing to complete in Quarter 1 of 2016 before the start of the additional properties higher rates would have filed their SDLT return in the next quarter.

A more refined breakdown of these statistics involving geographic region is available on an annual rather than a quarterly basis. A link to this publication is in Section 7.

*[Reviewed 28 July 2017 / Next Review 31 October 2017]*

## Key messages: Residential transactions

The provisional non-seasonally adjusted residential property transaction count for Quarter 2 of 2017 is 213,700 liable and 49,200 non-liable transactions.

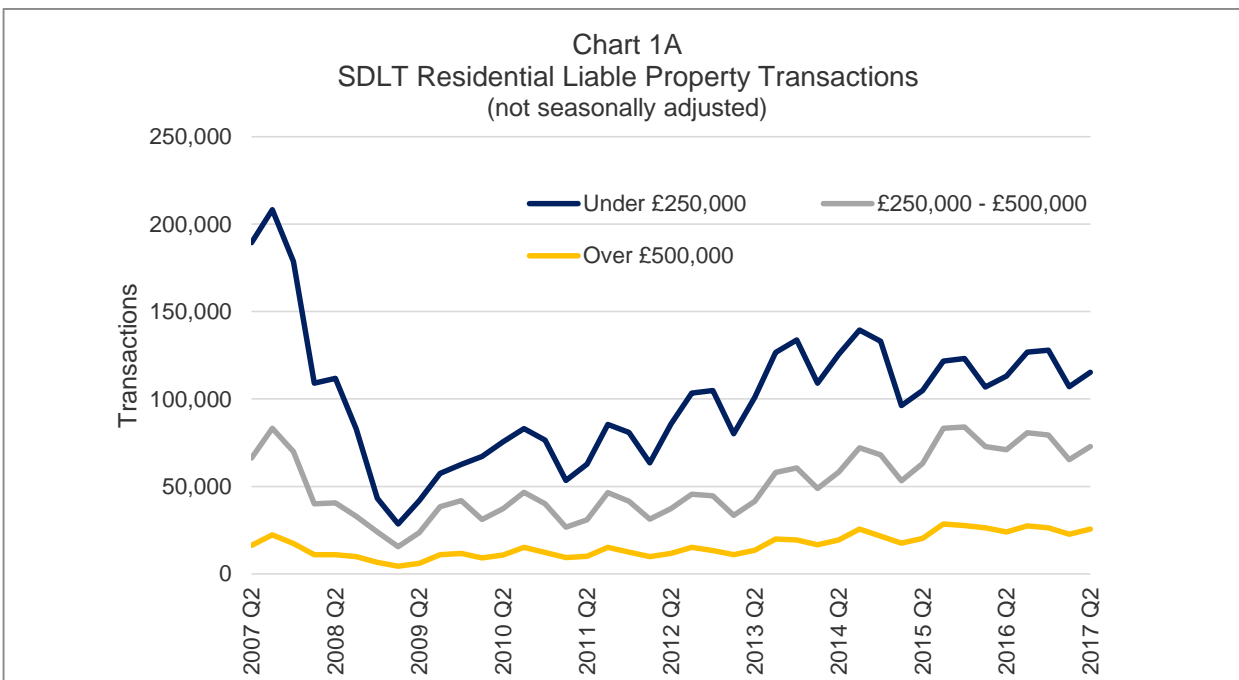
### Liable residential transactions

The statistics in this bulletin are not seasonally adjusted and so quarter-on-quarter comparisons should be made with caution. In addition, the introduction of the Additional Properties rates of SDLT has meant that additional properties costing less than £125,000 now have SDLT liability where they previously would not.

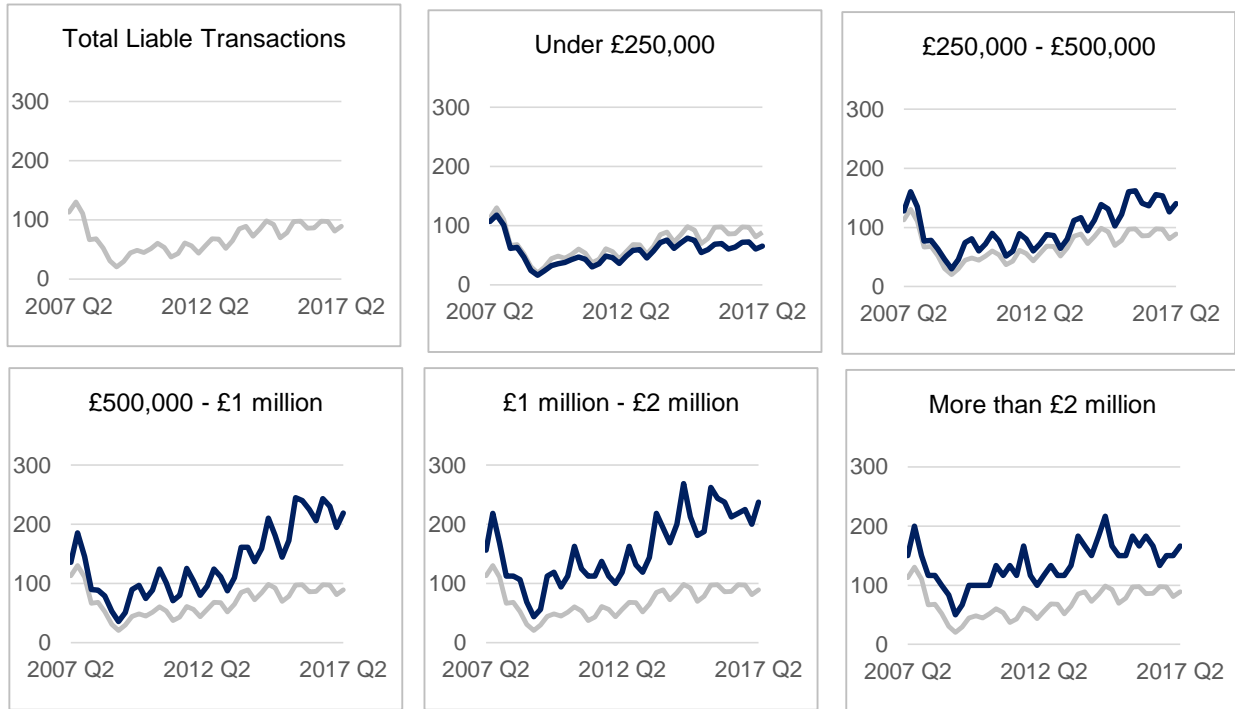
- The number of liable transactions in Quarter 2 of 2017 is 3% higher than Quarter 2 of 2016.
- The number of liable transactions with transaction value under £250,000 in Quarter 2 of 2017 is 2% higher than Quarter 2 of 2016.
- The number of liable transactions with transaction value between £250,000 and £500,000 in Quarter 2 of 2017 is 3% higher than Quarter 2 of 2016.
- The number of liable transactions with transaction value over £500,000 in Quarter 2 of 2017 is 7% higher than Quarter 2 of 2016.

Chart 1A shows the historic time series for liable residential property transactions, split by transaction value. The long term movement in the number of transactions reflects the general performance of the housing market over the past ten years. The clearest feature of the time series is the sharp fall in residential transactions in 2007-08, coinciding with the downturn in the economic climate. Since 2009, the trend across all bands in the number of transactions has been upwards, with some seasonal peaks and troughs.

[Reviewed 28 July 2017 / Next Review 31 October 2017]



The panel charts below show the relative growth in residential transactions for each price band since 2006. Transactions in 2009 were at their lowest level due to the 2008-09 recession, but have increased since then in all bands. Transactions for properties under £250,000 have increased at the slowest rate since 2009, mainly due to rising property prices reducing the number of properties in this band. The largest growth in the number of transactions have been in the £500,000 to £1m and £1m to £2m price bands where the number of transactions have roughly doubled over the past ten years.



**Index:** Quarter 2, 2006 = 100  
 — Index for price band in chart title  
 — Index for total SDLT liable residential transactions

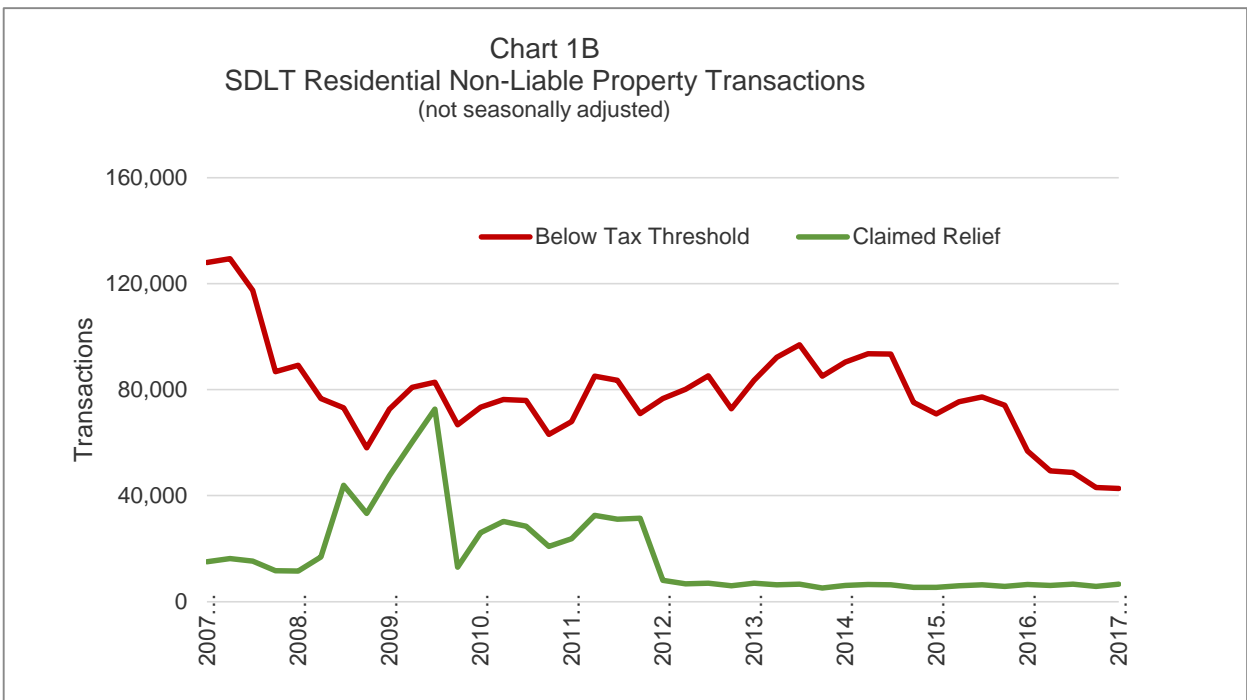
### Non-liable residential transactions

- The number of non-liable transactions in Quarter 2 of 2017 is 22% lower than Quarter 2 of 2016.
- The most common reason for residential transactions not to be liable for stamp duty is that they fall under the SDLT threshold of £125,000.

Chart 1B shows the historic time series for non-liable residential property transactions, split by reason for being non-liable. The estimate for transactions that claimed a relief (in green on the graph) shows a distinct peak at 2009 Q4. This is associated with the end of the Stamp Duty Land Tax 'holiday', during which the lower tax threshold was temporarily raised to £175,000 and which started in September 2008. In these statistics, properties not liable for SDLT due to the SDLT 'holiday' have been counted as claiming relief. Before this 'holiday' came to an end, homebuyers brought forward their purchases and so there was a higher than normal transaction count in this period, with a corresponding drop in 2010 Q1. There is another smaller peak and trough in 2012 Q1 and Q2 due to the ending of the SDLT first time buyers' relief. This relief was in effect from 25 March 2010 to 24 March 2012 inclusive.

The drop in non-liable transactions since Quarter 2 of 2016 is associated with the introduction of higher rates for additional properties in April 2016. The increase in rates has led to additional properties sold for under £125,000 becoming liable for SDLT. More information on additional properties rates can be found in Section 7.

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# HM Revenue and Customs Quarterly Stamp Duty Statistics



## 2 Commentary and Charts

### **Key messages: Non-residential transactions**

The provisional non-seasonally adjusted non-residential property transaction count for Quarter 2 of 2017 is 19,400 liable and 10,500 non-liable transactions.

### **Liable non-residential transactions**

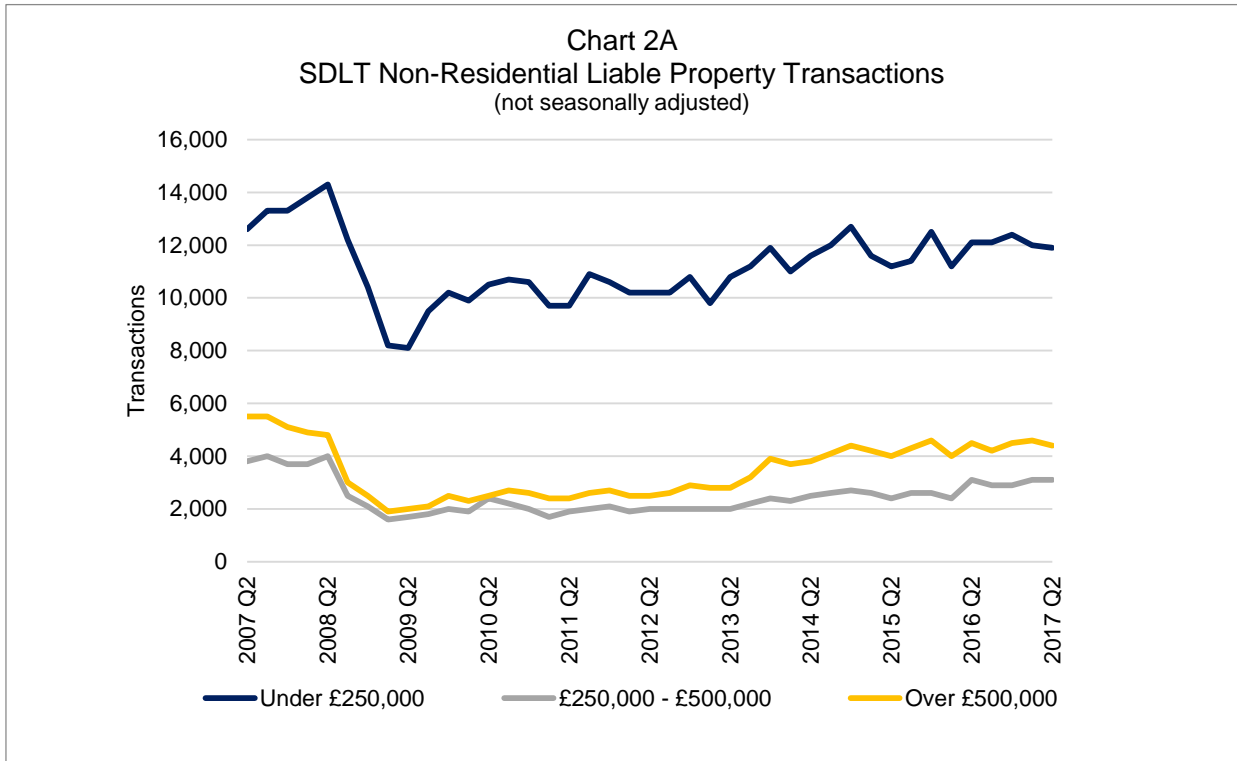
The statistics in this bulletin are not seasonally adjusted and so quarter-on-quarter comparisons should be made with caution.

- The number of liable transactions in Quarter 2 of 2017 is 2% lower than Quarter 2 of 2016.
- The number of liable transactions with transaction value under £250,000 in Quarter 2 of 2017 is 2% lower than Quarter 2 of 2016.
- The number of liable transactions with transaction value between £250,000 and £500,000 in Quarter 2 of 2017 is the same as Quarter 2 of 2016.
- The number of liable transactions with transaction value over £500,000 in Quarter 2 of 2017 is 2% lower than Quarter 2 of 2016.

Chart 2A shows the historic time series for liable non-residential property transactions, split by transaction value. The long term movement in the number of transactions reflects the general performance of the property market over the past ten years. The clearest feature of the time series is the sharp fall in non-residential transactions in 2007-08, coinciding with the downturn in the economic climate. Since 2009, the trend across all bands in the number of transactions has been upwards, with some seasonal peaks and troughs.

Budget 2016 introduced a major reform to non-residential SDLT, moving from a 'slab' to a marginal rate 'slice' system. This was effective as of midnight 16 March 2016.

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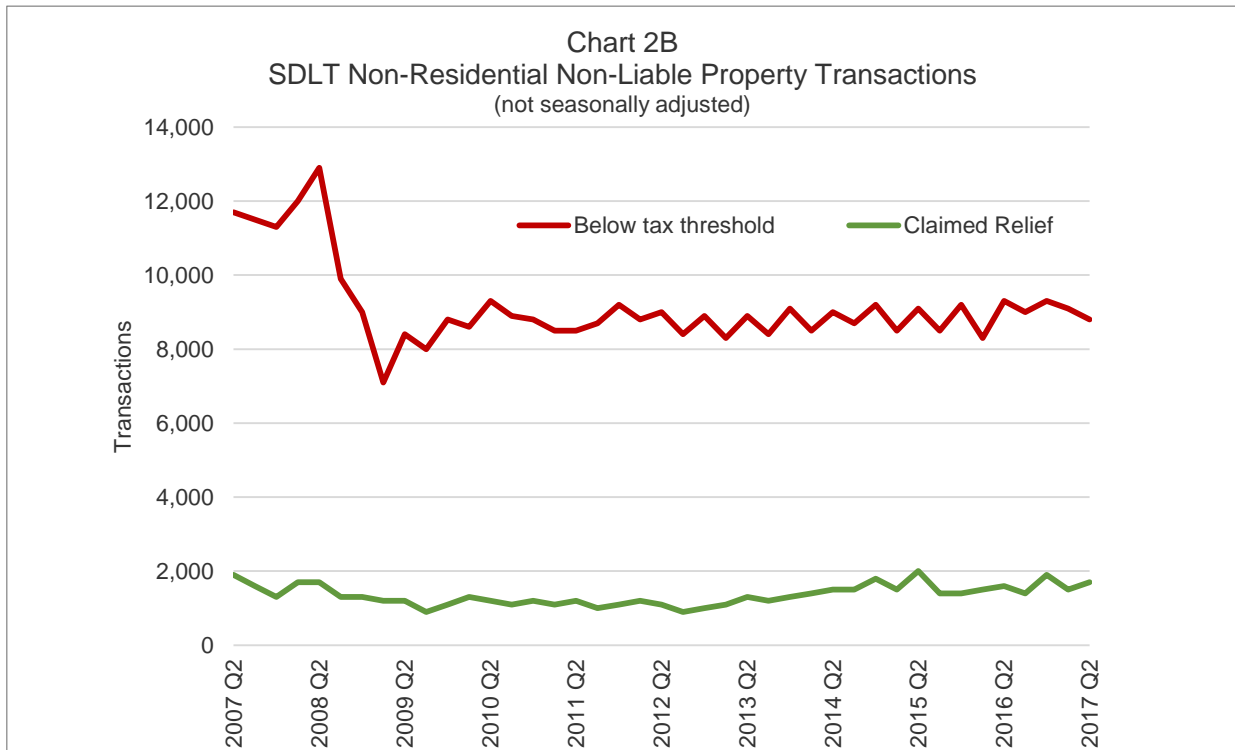


### Non-liable non-residential transactions

- The number of non-liable transactions in Quarter 2 of 2017 is 4% lower than Quarter 2 of 2016.
- The most common reason for non-residential transactions not to be liable for stamp duty is that they fall under the SDLT threshold of £150,000.

Chart 2B shows the historic time series for non-liable non-residential property transactions, split by reason for being non-liable. The long term movement in the number of transactions below the tax threshold (the red line) reflects the general performance of property transactions over the past nine years. The clearest feature of the time series is the sharp fall in non-residential transactions in 2007-08, coinciding with the economic

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# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

### 3

#### Commentary and Charts

##### Key messages: Receipts

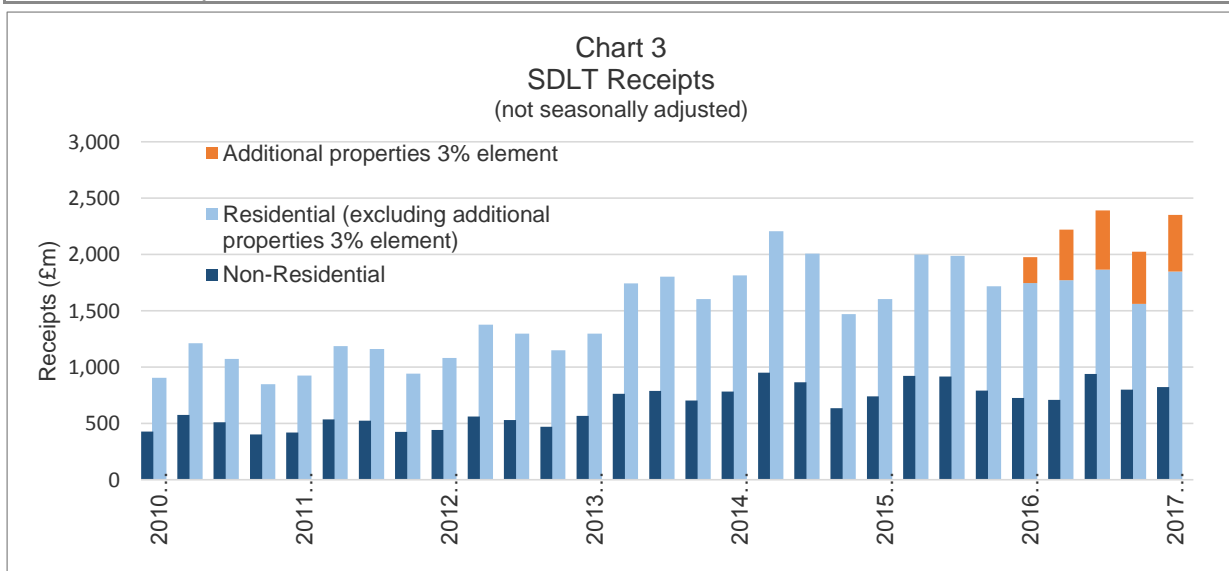
- The estimated receipts for Quarter 2 of 2017 is £2,353m from residential transactions and £503m from non-residential transactions.
- The estimated receipts from residential transactions in Quarter 2 of 2017 are 19% higher than Quarter 2 of 2016. Financial year-to-date for 2017-18, the estimated receipts are 19% higher than the same period in 2016-17. The residential transactions receipts since Quarter 2 of 2016 include those from transactions paying the higher rate of SDLT on additional properties.
- The estimated receipts from non-residential transactions in Quarter 2 of 2017 are 120% higher than Quarter 2 of 2016. Financial year-to-date for 2017-18, the estimated receipts are 120% higher than the same period in 2016-17.
- Direct comparisons of Quarter 2 in 2017 and 2016 should be treated with caution, due to changes in taxpayer behaviour for such reasons as changes to taxation (e.g. forestalling) or events such as the EU referendum.

Table 6 contains an estimate of SDLT receipts from 'additional properties'. These are properties for which the additional 3% SDLT rate is applied, for example second homes and buy-to-let properties (see Section 7 for more details). So far in 2017-18 there have been 60,000 transactions of additional properties accounting for £1,850m in total SDLT receipts, of which £1,030m is attributed to the additional 3% element. This is an estimate based on analysis of returns recorded on the SDLT database; SDLT paid for this 3% element is not captured separately on the SDLT return.

Repayments of the Additional Properties rate are available to a purchaser who has sold their previous main residence within 3 years of paying the higher SDLT rates. Total SDLT receipts in this bulletin are net of any refunds paid by HMRC. However, the residential and non-residential receipts are presented before repayments are taken into account. The table shows that 6,800 additional property refunds totalling £80m were paid in 2016-17, with a further £47m repaid in Q2 2017.

Chart 3 shows a historic time series for receipts, split by transaction type. The long term movement in the number of transactions reflects the general performance of the housing market over the past eight years.

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# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 4

Quarterly Tables  
Residential

Number of SDLT liable and non-liable residential transactions valued at £40,000 or above<sup>1,2,3</sup>

Not seasonally adjusted

	Non-liable			Liable										Additional Properties Refunds <sup>5</sup>		
	Below Tax Threshold	Claimed Relief	Total Non-Liable	Under £250,000 <sup>2</sup>		£250,000 - £500,000		£500,000 - £1,000,000		£1,000,000 - £2,000,000		Over £2,000,000			Total liable	
				Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties		Total Liable	of which Additional Properties
<b>Financial Year</b>																
2005-06	517,000	57,900	574,900	654,300	*	178,800	*	31,800	*	5,700	*	1,800	*	872,300	*	*
2006-07	559,800	57,900	617,700	772,600	*	250,900	*	47,500	*	8,500	*	2,900	*	1,082,400	*	*
2007-08	461,700	58,300	520,000	685,300	*	259,300	*	52,700	*	10,500	*	3,800	*	1,011,500	*	*
2008-09	297,200	105,500	402,700	266,300	*	113,000	*	24,300	*	5,300	*	2,100	*	411,000	*	*
2009-10	303,000	193,500	496,500	229,000	*	135,000	*	29,600	*	6,200	*	2,200	*	402,000	*	*
2010-11	288,700	105,700	394,500	288,400	*	150,800	*	36,400	*	8,200	*	3,000	*	486,700	*	*
2011-12	307,500	119,000	426,500	292,600	*	150,200	*	37,000	*	7,500	*	3,100	*	490,400	*	*
2012-13	314,900	27,600	342,500	373,800	*	160,900	*	39,800	*	8,500	*	2,800	*	585,900	*	*
2013-14	357,900	24,900	382,700	470,500	*	208,900	*	53,900	*	11,600	*	3,800	*	748,700	*	*
2014-15	352,700	24,300	377,000	494,200	*	251,400	*	65,900	*	13,800	*	4,300	*	829,600	*	*
2015-16	297,700	23,500	321,200	456,400	*	303,200	*	83,800	*	15,000	*	4,100	*	862,500	*	*
2016-17 P	198,100	25,000	223,200	474,900	137,800	296,300	48,100	83,100	16,900	13,700	3,700	3,500	1,400	871,500	207,900	6,800
<b>Calendar Year</b>																
2006	552,300	56,300	608,600	747,100	*	232,200	*	43,200	*	7,600	*	2,500	*	1,032,600	*	*
2007	503,900	62,000	565,900	753,900	*	279,800	*	56,100	*	11,100	*	3,900	*	1,104,800	*	*
2008	326,000	84,000	410,000	346,800	*	137,500	*	29,400	*	6,400	*	2,600	*	522,600	*	*
2009	294,300	213,800	508,100	190,500	*	119,400	*	25,900	*	5,300	*	1,900	*	343,000	*	*
2010	292,300	97,900	390,200	302,000	*	155,100	*	36,900	*	8,000	*	2,800	*	504,700	*	*
2011	299,700	108,300	408,000	282,500	*	145,700	*	36,100	*	7,700	*	3,200	*	475,100	*	*
2012	313,000	53,100	366,100	357,300	*	158,800	*	39,100	*	8,300	*	2,800	*	566,300	*	*
2013	345,600	25,800	371,400	441,500	*	193,500	*	49,200	*	10,800	*	3,600	*	698,600	*	*
2014	362,500	23,900	386,400	507,000	*	247,000	*	65,200	*	13,600	*	4,300	*	837,100	*	*
2015	298,800	23,100	321,900	445,800	*	283,500	*	76,200	*	14,000	*	3,800	*	823,300	*	*
2016 P	229,200	25,000	254,200	474,700	99,300	303,900	34,700	85,900	12,100	14,300	2,600	3,800	900	882,600	149,700	3,200

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 4

Quarterly Tables  
Residential

Number of SDLT liable and non-liable residential transactions valued at £40,000 or above<sup>1,2,3</sup>

Not seasonally adjusted

Year and quarter	Non-liable			Liable										Additional Properties Refunds <sup>5</sup>		
	Below Tax Threshold	Claimed Relief	Total Non-Liable	Under £250,000 <sup>2</sup>		£250,000 - £500,000		£500,000 - £1,000,000		£1,000,000 - £2,000,000		Over £2,000,000			Total liable	
				Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties		Total Liable	of which Additional Properties
<b>2005 Q2</b>	115,500	12,500	<b>128,000</b>	143,700	*	36,400	*	6,200	*	1,100	*	400	*	<b>187,700</b>	*	
<b>2005 Q3</b>	141,000	16,100	<b>157,100</b>	180,100	*	51,200	*	9,500	*	1,600	*	500	*	<b>243,000</b>	*	
<b>2005 Q4</b>	139,000	15,500	<b>154,500</b>	178,300	*	49,300	*	8,500	*	1,500	*	500	*	<b>238,100</b>	*	
<b>2006 Q1</b>	121,500	13,800	<b>135,300</b>	152,200	*	41,800	*	7,600	*	1,500	*	500	*	<b>203,500</b>	*	
<b>2006 Q2</b>	139,100	12,200	<b>151,400</b>	177,000	*	51,800	*	9,500	*	1,600	*	600	*	<b>240,500</b>	*	
<b>2006 Q3</b>	147,700	14,700	<b>162,500</b>	210,300	*	70,100	*	13,400	*	2,300	*	700	*	<b>297,000</b>	*	
<b>2006 Q4</b>	144,000	15,500	<b>159,400</b>	207,600	*	68,500	*	12,700	*	2,200	*	700	*	<b>291,700</b>	*	
<b>2007 Q1</b>	129,000	15,400	<b>144,400</b>	177,700	*	60,500	*	11,900	*	2,400	*	800	*	<b>253,300</b>	*	
<b>2007 Q2</b>	128,000	15,000	<b>143,000</b>	189,300	*	66,300	*	12,900	*	2,500	*	900	*	<b>271,800</b>	*	
<b>2007 Q3</b>	129,400	16,300	<b>145,600</b>	208,200	*	83,200	*	17,600	*	3,500	*	1,200	*	<b>313,800</b>	*	
<b>2007 Q4</b>	117,500	15,300	<b>132,800</b>	178,600	*	69,800	*	13,800	*	2,700	*	900	*	<b>265,800</b>	*	
<b>2008 Q1</b>	86,800	11,700	<b>98,600</b>	109,100	*	40,000	*	8,500	*	1,800	*	700	*	<b>160,100</b>	*	
<b>2008 Q2</b>	89,200	11,500	<b>100,800</b>	111,700	*	40,600	*	8,400	*	1,800	*	700	*	<b>163,100</b>	*	
<b>2008 Q3</b>	76,700	16,900	<b>93,500</b>	82,900	*	33,000	*	7,500	*	1,700	*	600	*	<b>125,700</b>	*	
<b>2008 Q4</b>	73,200	43,900	<b>117,100</b>	43,100	*	24,000	*	5,000	*	1,100	*	500	*	<b>73,700</b>	*	
<b>2009 Q1</b>	58,000	33,300	<b>91,300</b>	28,600	*	15,500	*	3,400	*	700	*	300	*	<b>48,400</b>	*	
<b>2009 Q2</b>	72,700	47,600	<b>120,300</b>	41,800	*	23,600	*	4,800	*	900	*	400	*	<b>71,500</b>	*	
<b>2009 Q3</b>	80,900	60,200	<b>141,100</b>	57,500	*	38,400	*	8,500	*	1,800	*	600	*	<b>106,800</b>	*	
<b>2009 Q4</b>	82,800	72,700	<b>155,500</b>	62,600	*	41,900	*	9,200	*	1,900	*	600	*	<b>116,200</b>	*	
<b>2010 Q1</b>	66,700	13,000	<b>79,600</b>	67,100	*	31,100	*	7,100	*	1,500	*	600	*	<b>107,400</b>	*	
<b>2010 Q2</b>	73,400	26,100	<b>99,600</b>	75,500	*	37,300	*	8,400	*	1,800	*	600	*	<b>123,600</b>	*	
<b>2010 Q3</b>	76,300	30,300	<b>106,600</b>	83,000	*	46,700	*	11,800	*	2,600	*	800	*	<b>144,900</b>	*	
<b>2010 Q4</b>	75,900	28,500	<b>104,400</b>	76,400	*	40,000	*	9,600	*	2,000	*	700	*	<b>128,800</b>	*	
<b>2011 Q1</b>	63,100	20,800	<b>84,000</b>	53,500	*	26,700	*	6,700	*	1,800	*	800	*	<b>89,400</b>	*	
<b>2011 Q2</b>	68,000	23,700	<b>91,800</b>	62,700	*	30,900	*	7,600	*	1,800	*	700	*	<b>103,800</b>	*	
<b>2011 Q3</b>	85,100	32,600	<b>117,700</b>	85,500	*	46,400	*	11,900	*	2,200	*	1,000	*	<b>147,100</b>	*	
<b>2011 Q4</b>	83,500	31,100	<b>114,600</b>	80,800	*	41,600	*	9,900	*	1,800	*	700	*	<b>134,900</b>	*	

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 4

Quarterly Tables  
Residential

Number of SDLT liable and non-liable residential transactions valued at £40,000 or above<sup>1,2,3</sup>

Not seasonally adjusted

	Non-liable			Liable										Additional Properties Refunds <sup>6</sup>		
	Below Tax Threshold	Claimed Relief	Total Non-Liable	Under £250,000 <sup>2</sup>		£250,000 - £500,000		£500,000 - £1,000,000		£1,000,000 - £2,000,000		Over £2,000,000			Total liable	
				Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties		Total Liable	of which Additional Properties
<b>2012 Q1</b>	71,000	31,500	<b>102,400</b>	63,500	*	31,300	*	7,600	*	1,600	*	600	*	<b>104,700</b>	*	*
<b>2012 Q2</b>	76,700	8,000	<b>84,600</b>	85,600	*	37,400	*	9,100	*	1,900	*	700	*	<b>134,700</b>	*	*
<b>2012 Q3</b>	80,200	6,700	<b>86,900</b>	103,300	*	45,500	*	11,800	*	2,600	*	800	*	<b>164,000</b>	*	*
<b>2012 Q4</b>	85,200	6,900	<b>92,100</b>	104,800	*	44,600	*	10,600	*	2,100	*	700	*	<b>162,900</b>	*	*
<b>2013 Q1</b>	72,800	6,000	<b>78,800</b>	80,100	*	33,400	*	8,300	*	1,900	*	700	*	<b>124,400</b>	*	*
<b>2013 Q2</b>	83,500	6,900	<b>90,400</b>	101,000	*	41,600	*	10,400	*	2,300	*	800	*	<b>156,100</b>	*	*
<b>2013 Q3</b>	92,300	6,300	<b>98,600</b>	126,600	*	57,900	*	15,300	*	3,500	*	1,100	*	<b>204,400</b>	*	*
<b>2013 Q4</b>	97,000	6,600	<b>103,600</b>	133,800	*	60,500	*	15,300	*	3,100	*	1,000	*	<b>213,800</b>	*	*
<b>2014 Q1</b>	85,100	5,100	<b>90,100</b>	109,000	*	48,800	*	13,000	*	2,700	*	900	*	<b>174,400</b>	*	*
<b>2014 Q2</b>	90,400	6,100	<b>96,500</b>	125,500	*	58,200	*	15,100	*	3,200	*	1,100	*	<b>203,100</b>	*	*
<b>2014 Q3</b>	93,600	6,500	<b>100,100</b>	139,500	*	72,000	*	20,000	*	4,300	*	1,300	*	<b>236,900</b>	*	*
<b>2014 Q4</b>	93,400	6,300	<b>99,700</b>	133,000	*	68,000	*	17,200	*	3,400	*	1,000	*	<b>222,700</b>	*	*
<b>2015 Q1</b>	75,200	5,400	<b>80,700</b>	96,200	*	53,200	*	13,700	*	2,900	*	900	*	<b>166,900</b>	*	*
<b>2015 Q2</b> <sup>4</sup>	70,900	5,400	<b>76,200</b>	104,900	*	63,100	*	16,400	*	3,000	*	900	*	<b>188,200</b>	*	*
<b>2015 Q3</b>	75,400	6,000	<b>81,400</b>	121,600	*	83,200	*	23,300	*	4,200	*	1,100	*	<b>233,400</b>	*	*
<b>2015 Q4</b>	77,300	6,300	<b>83,600</b>	123,100	*	84,000	*	22,800	*	3,900	*	1,000	*	<b>234,800</b>	*	*
<b>2016 Q1</b>	74,100	5,800	<b>79,900</b>	106,900	*	72,900	*	21,400	*	3,800	*	1,100	*	<b>206,100</b>	*	*
<b>2016 Q2 P</b> <sup>5</sup>	56,900	6,500	<b>63,400</b>	113,100	20,800	70,900	6,900	19,600	2,100	3,400	400	1,000	100	<b>207,900</b>	<b>30,400</b>	200
<b>2016 Q3 P</b>	49,400	6,100	<b>55,500</b>	126,800	36,900	80,600	13,300	23,100	4,800	3,500	1,000	800	400	<b>234,900</b>	<b>56,300</b>	1,400
<b>2016 Q4 P</b>	48,700	6,600	<b>55,300</b>	127,900	41,600	79,400	14,500	21,900	5,300	3,600	1,200	900	400	<b>233,700</b>	<b>62,900</b>	1,600
<b>2017 Q1 P</b>	43,100	5,800	<b>48,900</b>	107,100	38,500	65,300	13,400	18,500	4,700	3,200	1,100	900	400	<b>195,000</b>	<b>58,200</b>	3,500
<b>2017 Q2 P</b>	42,700	6,600	<b>49,200</b>	115,300	39,000	72,800	14,200	20,800	5,100	3,800	1,400	1,000	400	<b>213,700</b>	<b>60,000</b>	4,000

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 4

### Quarterly Tables Residential

Number of SDLT liable and non-liable residential transactions valued at £40,000 or above<sup>1,2,3</sup>

Not seasonally adjusted

Non-liable			Liable						Additional Properties Refunds <sup>6</sup>
Below Tax Threshold	Claimed Relief	Total Non-Liable	Under £250,000 <sup>2</sup>	£250,000 - £500,000	£500,000 - £1,000,000	£1,000,000 - £2,000,000	Over £2,000,000	Total liable	
			Total	of which Additional Properties	Total	of which Additional Properties	Total	of which Additional Properties	Total

P = Provisional

R = Revised

#### New Statistics in Table 4:

Higher rates on 'additional properties' transactions, such as second homes and buy-to-let properties, were introduced in April 2016. Repayments of the Additional Properties rate are available to a purchaser who has sold their previous main residence within 3 years of paying the higher SDLT rates. Following user feedback, we have introduced new statistics on the number of transactions claiming an additional property refund each quarter. Additional properties refunds are recorded in the quarter when HMRC made the repayment, which is not necessarily the quarter in which the transaction originally occurred.

The table also contains two new price bands; one for liable transactions between £1 million and £2 million, and one for liable transactions over £2 million. Although the quarterly time series for these price bands are new, annual totals can be found in our Annual Stamp Taxes Statistics publication. A link to this publication is in Section 7.

1. The split between the liable and non-liable transactions is dependent on the level of the Stamp Duty Land Tax threshold. See sheet 8 for current and historic rates.

Notable changes include:

- i) The Stamp Duty Land Tax threshold was raised from £125,000 to £175,000 for residential transactions with a date of completion on or after 3 September 2008 and before 1 January 2010. For the purposes of this table, this has been classified as non-liable due to a temporary relief rather than being below the tax threshold.
- ii) The Stamp Duty Land Tax threshold was raised from £125,000 to £250,000 for first time buyers of residential transactions with a date of completion on or after 25th March 2010. This relief lasted for two years and ended on 25th March 2012.
2. The current threshold for residential SDLT liability is £125,000. There are some transactions with values under this threshold that are liable, as the transaction involves the assignment of a new lease where the rental components exceed a net present value of £125,000. For the first financial year of the series (2005-2006) the lower threshold was £120,000.
3. Transactions in this table are given on the basis of SDLT certification date. The Monthly Property Transactions table gives transactions based on completion date. As these dates can be up to 30 days apart, there may be some discrepancies between the figures in the two tables.
4. From April 2015 Stamp Duty Land Tax has been replaced by Land and Buildings Transaction Tax in Scotland and HMRC stopped collecting data on Scotland's transactions. Figures from 2015 Q2 onwards therefore only contain data from England, Wales and Northern Ireland.
5. In April 2016, higher rates of SDLT were introduced for additional residential properties. Figures from 2016 Q2 onwards show the number of additional properties as part of the total number of properties in each price band. See sheet 7 for more information and sheet 8 for the higher rates.
6. Additional properties refunds are recorded in the quarter when HMRC made the repayment, which is not necessarily the quarter in which the transaction originally occurred.

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

### 5 Quarterly Tables Non-Residential

Not seasonally adjusted

Number of SDLT liable and non-liable non-residential transactions valued at £40,000 or above<sup>1,2,3</sup>

	Non-liable			Liable					Total liable
	Below tax threshold	Claimed Relief	Total non-liable	Under £250,000 <sup>2</sup>	£250,000 - £500,000	£500,000 - £1,000,000	£1,000,000 - £2,000,000	Over £2,000,000	
<b>Financial Year</b>									
<b>2005-06</b>	47,900	7,600	<b>55,600</b>	46,400	13,000	7,600	4,400	5,400	<b>76,700</b>
<b>2006-07</b>	46,400	6,700	<b>53,000</b>	48,500	14,500	8,900	5,300	6,400	<b>83,600</b>
<b>2007-08</b>	46,500	6,600	<b>53,100</b>	52,900	15,200	9,400	5,400	6,100	<b>89,000</b>
<b>2008-09</b>	38,900	5,500	<b>44,300</b>	45,100	10,200	5,900	3,100	3,100	<b>67,300</b>
<b>2009-10</b>	33,700	4,500	<b>38,200</b>	37,700	7,400	4,000	2,200	2,800	<b>54,100</b>
<b>2010-11</b>	35,500	4,600	<b>40,100</b>	41,600	8,300	4,400	2,500	3,300	<b>60,000</b>
<b>2011-12</b>	35,200	4,500	<b>39,700</b>	41,400	7,900	4,300	2,600	3,300	<b>59,500</b>
<b>2012-13</b>	34,500	4,200	<b>38,800</b>	41,200	8,100	4,700	2,900	3,400	<b>60,200</b>
<b>2013-14</b>	35,000	5,200	<b>40,100</b>	44,900	8,900	5,400	3,500	4,900	<b>67,600</b>
<b>2014-15</b>	35,400	6,300	<b>41,700</b>	47,900	10,400	6,200	4,200	6,100	<b>74,800</b>
<b>2015-16</b>	35,000	6,300	<b>41,300</b>	46,300	10,000	6,400	4,400	6,100	<b>73,200</b>
<b>2016-17 P</b>	36,500	6,500	<b>43,000</b>	48,700	12,100	7,700	4,300	5,600	<b>78,400</b>
<b>Calendar Year</b>									
<b>2006</b>	44,600	6,100	<b>50,700</b>	45,800	13,500	8,200	4,900	5,900	<b>78,400</b>
<b>2007</b>	48,700	7,100	<b>55,800</b>	54,100	16,000	10,000	5,900	6,800	<b>92,700</b>
<b>2008</b>	43,800	6,000	<b>49,800</b>	50,600	12,300	7,200	3,900	4,100	<b>78,000</b>
<b>2009</b>	32,200	4,400	<b>36,600</b>	36,000	7,100	3,900	2,200	2,500	<b>51,700</b>
<b>2010</b>	35,600	4,700	<b>40,300</b>	41,700	8,500	4,400	2,400	3,300	<b>60,300</b>
<b>2011</b>	34,900	4,400	<b>39,300</b>	40,900	7,700	4,200	2,500	3,300	<b>58,700</b>
<b>2012</b>	35,000	4,400	<b>39,400</b>	41,500	7,900	4,600	2,800	3,300	<b>60,100</b>
<b>2013</b>	34,700	4,800	<b>39,500</b>	43,800	8,600	5,200	3,300	4,400	<b>65,300</b>
<b>2014</b>	35,400	6,200	<b>41,600</b>	47,300	10,100	6,000	4,000	6,000	<b>73,400</b>
<b>2015</b>	35,200	6,300	<b>41,500</b>	46,800	10,100	6,500	4,500	6,100	<b>74,000</b>
<b>2016 P</b>	35,800	6,500	<b>42,200</b>	47,900	11,400	7,200	4,200	5,600	<b>76,300</b>

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 5

Quarterly Tables  
Non-Residential

Not seasonally adjusted

Number of SDLT liable and non-liable non-residential transactions valued at £40,000 or above<sup>1,2,3</sup>

Year and quarter	Non-liable			Liable					Total liable
	Below tax threshold	Claimed Relief	Total non-liable	Under £250,000 <sup>2</sup>	£250,000 - £500,000	£500,000 - £1,000,000	£1,000,000 - £2,000,000	Over £2,000,000	
<b>2005 Q2</b>	9,700	2,400	<b>12,000</b>	8,700	2,200	1,300	800	900	<b>13,900</b>
<b>2005 Q3</b>	14,100	2,000	<b>16,100</b>	13,600	4,000	2,300	1,200	1,500	<b>22,500</b>
<b>2005 Q4</b>	11,800	1,500	<b>13,300</b>	11,800	3,300	1,900	1,100	1,400	<b>19,400</b>
<b>2006 Q1</b>	12,400	1,700	<b>14,200</b>	12,300	3,600	2,100	1,300	1,600	<b>20,900</b>
<b>2006 Q2</b>	11,500	1,600	<b>13,000</b>	11,500	3,500	2,100	1,200	1,400	<b>19,700</b>
<b>2006 Q3</b>	10,800	1,300	<b>12,200</b>	11,300	3,400	2,100	1,300	1,500	<b>19,500</b>
<b>2006 Q4</b>	9,900	1,500	<b>11,400</b>	10,800	3,100	1,900	1,100	1,500	<b>18,300</b>
<b>2007 Q1</b>	14,200	2,300	<b>16,500</b>	15,000	4,500	2,800	1,700	2,100	<b>26,100</b>
<b>2007 Q2</b>	11,700	1,900	<b>13,600</b>	12,600	3,800	2,400	1,500	1,600	<b>21,900</b>
<b>2007 Q3</b>	11,500	1,600	<b>13,100</b>	13,300	4,000	2,500	1,400	1,600	<b>22,700</b>
<b>2007 Q4</b>	11,300	1,300	<b>12,600</b>	13,300	3,700	2,300	1,400	1,400	<b>22,000</b>
<b>2008 Q1</b>	12,000	1,700	<b>13,700</b>	13,800	3,700	2,200	1,300	1,400	<b>22,400</b>
<b>2008 Q2</b>	12,900	1,700	<b>14,700</b>	14,300	4,000	2,400	1,200	1,200	<b>23,000</b>
<b>2008 Q3</b>	9,900	1,300	<b>11,100</b>	12,200	2,500	1,400	800	800	<b>17,700</b>
<b>2008 Q4</b>	9,000	1,300	<b>10,200</b>	10,400	2,100	1,200	700	600	<b>15,000</b>
<b>2009 Q1</b>	7,100	1,200	<b>8,300</b>	8,200	1,600	900	500	500	<b>11,700</b>
<b>2009 Q2</b>	8,400	1,200	<b>9,500</b>	8,100	1,700	900	500	600	<b>11,900</b>
<b>2009 Q3</b>	8,000	900	<b>8,900</b>	9,500	1,800	1,000	500	600	<b>13,400</b>
<b>2009 Q4</b>	8,800	1,100	<b>9,900</b>	10,200	2,000	1,100	600	800	<b>14,700</b>
<b>2010 Q1</b>	8,600	1,300	<b>9,900</b>	9,900	1,900	1,000	500	800	<b>14,100</b>
<b>2010 Q2</b>	9,300	1,200	<b>10,500</b>	10,500	2,400	1,100	600	800	<b>15,400</b>
<b>2010 Q3</b>	8,900	1,100	<b>10,000</b>	10,700	2,200	1,200	600	900	<b>15,600</b>
<b>2010 Q4</b>	8,800	1,200	<b>10,000</b>	10,600	2,000	1,100	600	900	<b>15,200</b>
<b>2011 Q1</b>	8,500	1,100	<b>9,600</b>	9,700	1,700	1,000	600	800	<b>13,800</b>
<b>2011 Q2</b>	8,500	1,200	<b>9,600</b>	9,700	1,900	1,000	600	800	<b>14,000</b>
<b>2011 Q3</b>	8,700	1,000	<b>9,700</b>	10,900	2,000	1,100	600	900	<b>15,500</b>
<b>2011 Q4</b>	9,200	1,100	<b>10,400</b>	10,600	2,100	1,100	700	900	<b>15,400</b>
<b>2012 Q1</b>	8,800	1,200	<b>10,000</b>	10,200	1,900	1,100	600	800	<b>14,500</b>
<b>2012 Q2</b>	9,000	1,100	<b>10,100</b>	10,200	2,000	1,200	600	700	<b>14,800</b>
<b>2012 Q3</b>	8,400	900	<b>9,400</b>	10,200	2,000	1,100	700	800	<b>14,900</b>
<b>2012 Q4</b>	8,900	1,000	<b>9,900</b>	10,800	2,000	1,200	800	900	<b>15,800</b>
<b>2013 Q1</b>	8,300	1,100	<b>9,400</b>	9,800	2,000	1,200	700	900	<b>14,700</b>
<b>2013 Q2</b>	8,900	1,300	<b>10,200</b>	10,800	2,000	1,200	700	900	<b>15,800</b>
<b>2013 Q3</b>	8,400	1,200	<b>9,600</b>	11,200	2,200	1,300	800	1,100	<b>16,600</b>
<b>2013 Q4</b>	9,100	1,300	<b>10,300</b>	11,900	2,400	1,500	1,000	1,400	<b>18,200</b>



# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 5

Quarterly Tables  
Non-Residential

Not seasonally adjusted

Number of SDLT liable and non-liable non-residential transactions valued at £40,000 or above<sup>1,2,3</sup>

	Non-liable			Liable					Total liable
	Below tax threshold	Claimed Relief	Total non-liable	Under £250,000 <sup>2</sup>	£250,000 - £500,000	£500,000 - £1,000,000	£1,000,000 - £2,000,000	Over £2,000,000	
<b>2014 Q1</b>	8,500	1,400	<b>10,000</b>	11,000	2,300	1,400	900	1,400	<b>17,000</b>
<b>2014 Q2</b>	9,000	1,500	<b>10,500</b>	11,600	2,500	1,500	900	1,400	<b>17,900</b>
<b>2014 Q3</b>	8,700	1,500	<b>10,200</b>	12,000	2,600	1,600	1,000	1,500	<b>18,700</b>
<b>2014 Q4</b>	9,200	1,800	<b>11,000</b>	12,700	2,700	1,600	1,100	1,700	<b>19,800</b>
<b>2015 Q1</b>	8,500	1,500	<b>10,000</b>	11,600	2,600	1,600	1,100	1,500	<b>18,400</b>
<b>2015 Q2</b> <sup>4</sup>	9,100	2,000	<b>11,100</b>	11,200	2,400	1,600	1,000	1,400	<b>17,600</b>
<b>2015 Q3</b>	8,500	1,400	<b>9,900</b>	11,400	2,600	1,600	1,100	1,600	<b>18,300</b>
<b>2015 Q4</b>	9,200	1,400	<b>10,600</b>	12,500	2,600	1,800	1,200	1,600	<b>19,700</b>
<b>2016 Q1</b> <sup>5</sup>	8,300	1,500	<b>9,800</b>	11,200	2,400	1,500	1,000	1,500	<b>17,600</b>
<b>2016 Q2 P</b>	9,300	1,600	<b>10,900</b>	12,100	3,100	2,000	1,100	1,400	<b>19,700</b>
<b>2016 Q3 P</b>	9,000	1,400	<b>10,400</b>	12,100	2,900	1,900	1,000	1,300	<b>19,200</b>
<b>2016 Q4 P</b>	9,300	1,900	<b>11,100</b>	12,400	2,900	1,900	1,100	1,500	<b>19,800</b>
<b>2017 Q1 P</b>	9,100	1,500	<b>10,600</b>	12,000	3,100	2,000	1,200	1,400	<b>19,700</b>
<b>2017 Q2 P</b>	8,800	1,700	<b>10,500</b>	11,900	3,100	1,900	1,100	1,400	<b>19,400</b>

P = Provisional

R = Revised

### New Statistics in Table 5:

Following user feedback, we have introduced two new price bands; one for liable transactions between £1 million and £2 million, and one for liable transactions over £2 million. Although the quarterly time series for these price bands are new, the annual totals for them can be found in our Annual Stamp Taxes Statistics publication. A link to this publication is in Section 7.

1. The split between the liable and non-liable transactions is dependent on the level of the Stamp Duty Land Tax threshold. See sheet 8 for current and historic rates.

Notable changes include:

i) The Stamp Duty Land Tax threshold was raised from £125,000 to £175,000 for residential transactions with a date of completion on or after 3 September 2008 and before 1 January 2010. This did not affect non-residential transactions.

ii) The Stamp Duty Land Tax threshold was raised from £125,000 to £250,000 for first time buyers of residential transactions with a date of completion on or after 25th March 2010. This relief lasted for two years and ended on 25th March 2012. This did not affect non-residential transactions.

2. The current threshold for non-residential SDLT liability is £150,000. There are some transactions with values under this threshold that are liable, as the transaction involves the assignment of a new lease where the rental components exceed a net present value of £150,000.

3. Transactions in this table are given on the basis of SDLT certification date. The Monthly Property Transactions table gives transactions based on completion date. As these dates can be up to 30 days apart, there may be some discrepancies between the figures in the two tables.

4. From April 2015 Stamp Duty Land Tax has been replaced by Land and Buildings Transaction Tax in Scotland and HMRC stopped collecting data on Scotland's transactions. Figures from 2015 Q2 onwards therefore only contain data from England, Wales and Northern Ireland.

5. On 16 March 2016, the non-residential SDLT regime moved from a 'slab' to a marginal rate 'slice' system.

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

**6**

Quarterly Tables

Residential and Non-Residential

Estimated SDLT receipts from transactions valued at £40,000 or above<sup>1,2</sup>

Not seasonally adjusted

Receipts: £ millions

	SDLT Receipts						
	Residential			Non-residential	Total SDLT Receipts <sup>7</sup>	Additional Properties refunds <sup>8</sup>	
	Total	of which total paid <sup>5</sup>	of which 3% element only <sup>6</sup>				
<b>Financial Year</b>							
2008-09	2,950	*	*	1,845	4,795	*	
2009-10	3,290	*	*	1,595	4,885	*	
2010-11	4,040	*	*	1,920	5,960	*	
2011-12	4,220	*	*	1,910	6,130	*	
2012-13	4,905	*	*	2,005	6,910	*	
2013-14	6,450	*	*	2,825	9,275	*	
2014-15	7,500	*	*	3,235	10,735	*	
2015-16	7,310	*	*	3,370	10,680	*	
2016-17	8,616	3,319	1,667	3,176	11,712		80
<b>Calendar Year</b>							
2009	2,802	*	*	1,418	4,220	*	
2010	4,100	*	*	1,957	6,057	*	
2011	4,125	*	*	1,886	6,012	*	
2012	4,698	*	*	1,962	6,659	*	
2013	5,996	*	*	2,593	8,588	*	
2014	7,634	*	*	3,303	10,937	*	
2015	7,063	*	*	3,212	10,275	*	
2016	8,309	2,373	1,204	3,168	11,440		37

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 6

Quarterly Tables

Residential and Non-Residential

Estimated SDLT receipts from transactions valued at £40,000 or above<sup>1,2</sup>

Not seasonally adjusted

Receipts: £ millions

Year and quarter	SDLT Receipts				Additional Properties refunds <sup>5</sup>
	Residential		Non-residential	Total SDLT Receipts <sup>7</sup>	
	Total	of which total paid <sup>5</sup>	of which 3% element only <sup>6</sup>		
2008 Q2	1,042 #		652	1,694	*
2008 Q3	886 #		554	1,440	*
2008 Q4	601 #		376	977	*
2009 Q1	421 #		263	685	*
2009 Q2	605 #		293	898	*
2009 Q3	860 #		417	1,277	*
2009 Q4	916 #		444	1,361	*
2010 Q1	909 #		441	1,350	*
2010 Q2	905 #		430	1,335	*
2010 Q3	1,212 #		576	1,788	*
2010 Q4	1,074 #		511	1,585	*
2011 Q1	849 #		404	1,253	*
2011 Q2	926 #		419	1,345	*
2011 Q3	1,188 #		538	1,726	*
2011 Q4	1,162 #		526	1,688	*
2012 Q1	944 #		427	1,371	*
2012 Q2	1,081 #		442	1,523	*
2012 Q3	1,376 #		562	1,938	*
2012 Q4	1,297 #		530	1,827	*
2013 Q1	1,151 #		471	1,622	*
2013 Q2	1,298 #		568	1,866	*
2013 Q3	1,743 #		764	2,507	*
2013 Q4	1,804 #		790	2,594	*
2014 Q1	1,605 #		703	2,308	*
2014 Q2	1,815 #		783	2,598	*
2014 Q3	2,206 #		952	3,158	*
2014 Q4	2,007 #		866	2,873	*
2015 Q1	1,471 #		635	2,106	*
2015 Q2	1,604 #		740	2,344	*
2015 Q3	1,999 #		922	2,921	*
2015 Q4	1,988 #		916	2,904	*
2016 Q1	1,719 #		792	2,511	*
2016 Q2 P <sup>4</sup>	1,976 #	428	229	2,701	2
2016 Q3 P	2,222 #	891	450	2,916	16
2016 Q4 P	2,392 #	1,054	525	3,312	19
2017 Q1 P	2,026 #	947	464	2,784	43
2017 Q2 P	2,353 #	1,030	503	3,130	47

P = Provisional  
R = Revised

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics

# 6

Quarterly Tables

Residential and Non-Residential

Estimated SDLT receipts from transactions valued at £40,000 or above<sup>1,2</sup>

Not seasonally adjusted

Receipts: £ millions

SDLT Receipts					
Residential			Non-residential	Total SDLT Receipts <sup>7</sup>	Additional Properties refunds <sup>8</sup>
Additional Properties					
Total	of which total paid <sup>5</sup>	of which 3% element only <sup>6</sup>			

### New Statistics in Table 6:

Higher rates on 'additional properties' transactions, such as second homes and buy-to-let properties, were introduced in April 2016. Following feedback from our users, we have included a quarterly estimate of the amount of SDLT paid due only to the 3% higher rate on additional properties. This figure is part of the total SDLT due on additional properties - see Section 8 for more information on current SDLT rates. The figures are classified as experimental statistics, as they are calculated based on the total amount paid. The amount coming from the 3% rate is not explicitly stated on the SDLT return.

Repayments of the Additional Properties rate are available to a purchaser who has sold their previous main residence within 3 years of paying the higher SDLT rates. We have introduced new statistics on the total additional property refunds paid by HMRC each quarter. The date given is when HMRC has paid the additional property refund, not when the original additional property transaction occurred.

Total receipts in the table are net of any repayments made by HMRC, whilst the residential and non-residential receipts are presented before repayments are taken into account.

1. The split between the liable and non-liable transactions is dependent on the level of the Stamp Duty Land Tax threshold. See sheet 8 for current and historic rates. Notable changes include:

- i) The Stamp Duty Land Tax threshold was raised from £125,000 to £175,000 for residential transactions with a date of completion on or after 3 September 2008 and before 1 January 2010.
- ii) The Stamp Duty Land Tax threshold was raised from £125,000 to £250,000 for first time buyers of residential transactions with a date of completion on or after 25th March 2010. This relief lasted for two years and ended on 25th March 2012.
2. The current SDLT liability threshold is £125,000 for residential transactions and £150,000 for non-residential transactions. There are some transactions with values under these thresholds that are liable, as the transaction involves the assignment of a new lease where the rental components exceed a net present value of the threshold.
3. From April 2015 Stamp Duty Land Tax has been replaced by Land and Buildings Transaction Tax in Scotland and HMRC stopped collecting data on Scotland's transactions. Figures from 2015 Q2 onwards therefore only contain data from England, Wales and Northern Ireland.
4. In April 2016, higher rates of SDLT were introduced for additional residential properties. Figures from 2016 Q2 onwards show the receipts from additional properties as part of the total receipts from residential properties in each price band. See sheet 7 for more information and sheet 8 for the higher rates.
5. These figures represent the sum total of all SDLT receipts from additional properties transactions.

6. Receipts figures for the 3% only element payable on additional property transactions are estimated as taxpayers are not required to separate the 3% element and the main SDLT element on their returns.

7. Total receipts are net of any SDLT repayments paid by HMRC. Residential and non-residential receipts are presented before refunds are taken into account.

8. Repayments of the Additional Properties rate are available to a purchaser who has sold their previous main residence within 3 years of paying the higher SDLT rates. Payments in this column are when HMRC has paid the refund, not when the original higher rates had been paid on a property.

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics



# 7

## Background

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### 7.1 Property Transaction Taxes Background

This publication covers liability to Stamp Duty Land Tax (SDLT) payable on the purchase or transfer of most property or land in the UK. SDLT is liable on transactions in England, Wales and Northern Ireland. Land and Buildings Transaction Tax (LBTT) is the equivalent tax payable in Scotland. LBTT replaced SDLT for transactions in Scotland on 1 April 2015 and these transactions are outside the geographic remit of SDLT and are excluded from this publication. Both the SDLT and LBTT due on a transaction is calculated from the amount paid for the property with higher rates applied to higher value transactions, though with different rates and thresholds. Some transactions will qualify for a relief or exemption, whilst some properties below the minimum threshold are liable as they involve the assignment of a new lease where the rental components exceed a net present value of the threshold.

Different rates and thresholds will also apply depending on whether the property is being used for residential or non-residential purposes, and whether the property is sold as a freehold or leasehold.

Most UK land and property transactions will be notified to HM Revenue & Customs (HMRC) directly on a Stamp Duty Land Tax return - even if no tax is due. Transactions with value less than £40,000 do not need to be notified. Transactions in Scotland need to be notified to the Scottish Administration.

Additional property rates for residential properties were announced in the Autumn Statement 2015 for England, Wales and Northern Ireland. From April 2016, the purchaser has to pay 3% on top of normal SDLT rates if buying a new residential property means that they will own more than one. Repayments of the Additional Properties rate are available to a purchaser who has sold their previous main residence within 3 years of paying the higher SDLT rates.

More information about SDLT, LBTT, the rates and thresholds, the reliefs available, and the definitions of residential and non-residential can be found on the HMRC website (follow the hyperlinks in section 7.5).

### 7.2 Introduction to Statistics: Methodology & Explanation

This publication presents quarterly estimates of the number of residential and non-residential property transactions that are liable for SDLT.

#### **Data Sources:**

The tables in this publication are based on HMRC's Stamp Duty Land Tax database. Not all property transactions are captured in this database.

As well as transactions where the chargeable consideration is less than £40,000, other instances where no notification is required include transfers in connection with divorce and some grants of leases of less than 7 years. All transactions in Scotland are also excluded.

Total SDLT receipts statistics in this publication are net of any repayments or refunds paid by HMRC. However, the residential and non-residential receipts are presented before any refunds or repayments are taken into account.

#### **Rounding:**

All figures in the tables are estimates that are rounded to the nearest hundred or £ million to indicate the level of uncertainty. Some totals may not be the sum of component entries, due to the effect of rounding underlying data.

**Revisions and Timing of Publication:**

Transactions are recorded by the date that their SDLT tax certificate was issued and are presented on that basis in this publication. However, purchasers have 30 days from the date of completion to submit their land transaction return before incurring a penalty. To produce the quarterly property transaction figures in time for publication each quarter, a 'snapshot' of the live database is taken in the second week after the end of the quarter. The date of this snapshot is maintained in order to provide consistency and is selected to provide users with the best balance between accurate and timely estimates. There may also be some difference compared to the previous version of these tables due to new rounding conventions.

Therefore, at the time of first release estimates for the most recent quarter are based on incomplete data. All figures in the tables on pages 4, 5, and 6 for the most recent quarters are routinely marked as provisional and are subject to significant revision in subsequent publications.

Estimates for earlier time periods may also change between publications as late returns are received and corrections are made to the SDLT database.

**Seasonal Adjustment:**

The number of property transactions in the UK is highly seasonal, with more activity in the summer months and less in the winter. This series is not seasonally adjusted. For a seasonally monthly series please see our monthly publication listed below.

**7.3 Statistical Quality**

HMRC's statement on statistical quality is published in "HMRC: Official Statistics" on the HMRC website (hyperlinked in section 7.5).

These statistics are based on an administrative data source collected by HMRC in the running of its business (collecting tax). Any apparent discrepancy between totals and the sum of the constituents in the bulletin is due to rounding.

The quality of these statistics depends on the purpose that they are intended to be used for. The definitions used within this publication are defined by tax law, and whether or not a property transaction is counted within the estimates is dependent on the submission of a Land Transaction Return. Transactions where no return is required, or is required but not submitted, will not be counted in the estimates. The statistics will therefore provide a good indication of the trend in the numbers of residential and non-residential property transactions but may not accurately reflect the total number of properties bought, sold or transferred.

**7.4 Related Statistics**

HMRC publish more detailed breakdowns of the number and value of property transactions on an annual basis. These National Statistics can be found alongside the Quarterly Stamp Duty Statistics publication on the HMRC website (see hyperlink section)

There are many other National and Official Statistics publications relevant to the UK housing market. The Valuation Office Agency (VOA) publishes statistics on council tax and on the private rental market. The Office for National Statistics (ONS) and HM Land Registry both produce statistics on UK House Prices. The Dept. for Communities and Local Government (DCLG) released a variety of publications on housing and associated topics. (Links to the relevant website can be found in the hyperlink section)

## 7.5 Hyperlinks

### **Useful Links**

Introduction to SDLT:

<https://www.gov.uk/stamp-duty-land-tax>

Current SDLT Rates and Thresholds:

<https://www.gov.uk/government/publications/rates-and-allowances-stamp-duty-land-tax>

Introduction to additional property rates:

<https://www.gov.uk/guidance/stamp-duty-land-tax-buying-an-additional-residential-property>

Introduction to LBTT:

<https://www.revenue.scot/land-buildings-transaction-tax>

Historic SDLT Rates and Thresholds:

[http://webarchive.nationalarchives.gov.uk/\\*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls](http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls)

Land Transaction Return Guidance Notes:

<https://www.gov.uk/government/publications/sdl-t-guide-for-completing-paper-sdl-t1-return>

Statement of Administrative Sources general note:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/278306/cop-admin-sources\\_1](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278306/cop-admin-sources_1)

HMRC: Official Statistics

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

HMRC Annual Report and Resource Accounts

<https://www.gov.uk/government/publications/hmrc-annual-report-and-accounts-2014-to-2015>

### **Related Statistics**

Monthly Property Transactions Publication:

<https://www.gov.uk/government/statistics/monthly-property-transactions-completed-in-the-uk-with-value-40000-or-above>

Archived versions of the Monthly Property Transactions:

[http://webarchive.nationalarchives.gov.uk/\\*/http://hmrc.gov.uk/thelibrary/national-statistics.htm](http://webarchive.nationalarchives.gov.uk/*/http://hmrc.gov.uk/thelibrary/national-statistics.htm)

Historic Property Transactions, Monthly, Quarterly and Annual, 1959 to 2005 (Table 5.5)

<http://www.ons.gov.uk/ons/rel/elmr/economic-trends--discontinued-/2006-edition/index.html>

Annual Property Transactions Publication (discontinued):

<https://www.gov.uk/government/collections/property-transactions-in-the-uk>

Stamp Duties collected (including the annual Stamp Duty publication):

<https://www.gov.uk/government/collections/stamp-duties-statistics>

Tax expenditures and ready reckoners:

<https://www.gov.uk/government/collections/tax-expenditures-and-ready-reckoners>

ONS House Price Index:

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=House+Price+Indices>

Valuation Office Agency statistics:

<https://www.gov.uk/government/statistics?departments%5B%5D=valuation-office-agency>

HM Land Registry statistics:

<https://www.gov.uk/government/publications/about-the-house-price-index>

Dept. for Communities and Local Government statistics:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-market>

### **Other links**

Office for National Statistics (ONS):

<http://www.ons.gov.uk/ons/index.html>

Office for Budget Responsibility (OBR):

<http://budgetresponsibility.independent.gov.uk/>

UK Statistics Authority:

<http://www.statisticsauthority.gov.uk/>

# HM Revenue and Customs

## Quarterly Stamp Duty Statistics



### 8 Changes to Duty Rates

#### Rates of Stamp Duty on Freeholds or Premiums - Conveyances and transfers of land, buildings and property other than stocks and shares.

System from 4th December 2014 <sup>4 5 6 7</sup>

Date	Threshold and rates of stamp duty													
	Nil rate £	0.5% £	1.0% £	1.5% £	2.0% £	2.5% £	3.0% £	3.5% £	4.0% £	5.0% £	7.0% £	10.0% £	12.0% £	15.0% £
17-03-2016 <sup>6 7</sup>														
Residential	Portion up to 125,000	-	-	-	Portion Over 125,000	-	-	-	-	Portion Over 250,000	-	Portion Over 925,000	Portion Over 1,500,000	Whole price If over 500,000 by NNP
Non-Residential	Portion up to 150,000	-	-	-	Portion Over 150,000	-	-	-	-	Portion Over 250,000	-	-	-	-
	-	-	-	-	250,000	-	-	-	-	-	-	-	-	-
04-12-2014 <sup>4</sup>														
Residential	Portion up to 125,000	-	-	-	Portion Over 125,000	-	-	-	-	Portion Over 250,000	-	Portion Over 925,000	Portion Over 1,500,000	Whole price If over 500,000 by NNP
Non-Residential	Whole price up to 150,000	-	Whole price if over 150,000	-	-	Whole price if over 250,000	-	Whole price if over 500,000	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table updated April 2016



**System prior to 4th December 2014**

		Threshold and rates of stamp duty <sup>4</sup>													
		Nil rate	0.5%	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	5.0%	7.0%	10.0%	12.0%	15.0%
		up to	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds	if exceeds
Date		£	£	£	£	£	£	£	£	£	£	£	£	£	£
01-08-1958		3,500	3,500	4,500	5,250	6,000	-	-	-	-	-	-	-	-	-
01-08-1963		4,500	4,500	6,000	-	-	-	-	-	-	-	-	-	-	-
01-08-1967		5,500	5,500	7,000	-	-	-	-	-	-	-	-	-	-	-
01-08-1972		10,000	10,000	15,000	-	-	-	-	-	-	-	-	-	-	-
01-05-1974 <sup>1</sup>		15,000	15,000	20,000	25,000	30,000	-	-	-	-	-	-	-	-	-
06-04-1980		20,000	20,000	25,000	30,000	35,000	-	-	-	-	-	-	-	-	-
22-03-1982		25,000	25,000	30,000	35,000	40,000	-	-	-	-	-	-	-	-	-
13-03-1984		30,000	-	30,000	-	-	-	-	-	-	-	-	-	-	-
20-12-1991		250,000	-	250,000	-	-	-	-	-	-	-	-	-	-	-
20-08-1992		30,000	-	30,000	-	-	-	-	-	-	-	-	-	-	-
16-03-1993		60,000	-	60,000	-	-	-	-	-	-	-	-	-	-	-
08-07-1997		60,000	-	60,000	250,000	500,000	-	-	-	-	-	-	-	-	-
24-03-1998		60,000	-	60,000	-	250,000	-	500,000	-	-	-	-	-	-	-
16-03-1999		60,000	-	60,000	-	-	250,000	-	500,000	-	-	-	-	-	-
28-03-2000		60,000	-	60,000	-	-	-	250,000	-	500,000	-	-	-	-	-
01-12-2003 <sup>2</sup>		60,000	-	60,000	-	-	-	-	-	-	-	-	-	-	-
(Residential)		60,000	-	60,000	-	-	-	250,000	-	500,000	-	-	-	-	-
(Non-Residential)		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
17-03-2005															
Residential		120,000	-	120,000	-	-	-	250,000	-	500,000	-	-	-	-	-
Non-Residential		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
23-03-2006															
Residential		125,000	-	125,000	-	-	-	250,000	-	500,000	-	-	-	-	-
Non-Residential		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
06-04-2011															
Residential		125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	-	-	-	-
Non-Residential		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
21-03-2012															
Residential		125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	2,000,000 <sup>3</sup>
Non-Residential		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
22-03-2013															
Residential		125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	2,000,000 <sup>3</sup>
Non-Residential		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
20-03-2014															
Residential		125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	500,000 <sup>3</sup>
Non-Residential		150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-

**Reference Notes** (for both Rates of Stamp Duty tables above)

- 1 Northern Ireland 1 August 1974.
  - 2 From the 1st December 2003 separate starting rates were applied to residential and commercial transactions:
    - i residential property transactions, consist mainly of home purchases but also include other transactions which cannot be regarded as purchases for owner occupation e.g. the separate purchase of a private garage or the purchase of the freehold by the leaseholder;
    - ii commercial property covers all land and commercial and industrial property e.g. shops, commercial garages, hotels, public houses etc.
  - 3 Higher rate for corporate bodies - From 20 March 2014 SDLT is charged at 15 per cent on interests in residential dwellings costing more than £500,000 purchased by certain non-natural persons (NNP). Previously (From 21 March 2012) the threshold had been £2 million. This broadly includes bodies corporate, for example companies, collective investment schemes and all partnerships with one or more members who are either a body corporate or a collective investment scheme. There are exclusions for companies acting in their capacity as trustees for a settlement and property developers who meet certain conditions.
  - 4 From 4 December 2014, SDLT for residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band.
  - 5 SDLT is no longer payable in Scotland and has been replaced with Land and Buildings Transaction Tax
  - 6 From 17 March 2016, SDLT for non-residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band.
  - 7 From 1 April 2016, those purchasing additional residential properties are liable to pay an additional 3% on top of the current residential SDLT marginal rates.
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# HM Revenue and Customs Quarterly Stamp Duty Statistics



## 9

### Other Information

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#### 9.1 Contact point for statistical enquiries

**Lisa Eyers**

CS&TD KAI Indirect Taxes, Customs & Co-ordination  
HM Revenue & Customs  
Room 3E/10  
100 Parliament Street  
London  
SW1A 2BQ  
☎ : 03000 517 149  
Email: [revenuemonitoring@hmrc.gsi.gov.uk](mailto:revenuemonitoring@hmrc.gsi.gov.uk)

For more general enquiries please refer to the HMRC website:  
<https://www.gov.uk/government/organisations/hm-revenue-customs>

or contact the **Stamp Taxes Helpline** on **0300 200 3510**.  
<https://www.gov.uk/government/organisations/hm-revenue-customs/contact/stamp-duty-land-tax>

#### 9.2 Publication Calendar

Publications will be released on the last working day of each quarter, but it is brought forward whenever the day preceding the last working day is a non-working day (e.g. publications are never published on a Monday, Saturday or Sunday).

Historic releases of property publications can be found on the National Archives website:  
[http://webarchive.nationalarchives.gov.uk/\\*http://www.hmrc.gov.uk/stats/survey\\_of\\_prop/menu.htm](http://webarchive.nationalarchives.gov.uk/*http://www.hmrc.gov.uk/stats/survey_of_prop/menu.htm)

The full publication calendar can be found on the 'scheduled updates' page of the HMRC website:  
<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

It is also published on the Publication Hub for UK National Statistics:  
<https://www.gov.uk/government/statistics/announcements>

#### 9.3 Revisions Policy

Any quarters with revisions are marked with an 'R' where appropriate and significant revisions will be explained in the corresponding table(s).

All statistics are provisional for the quarter of publication and revisions are marked when a finalised figure in the previous quarter's publication is changed.

For further information on revisions policy see section 7.2 'Introduction to Statistics: Methodology & Explanation'.

## **9.4 Reference: National Statistics Publications for Indirect Taxes**

### ***Meeting user needs***

We are committed to improving the official statistics we publish. We want to encourage and promote user engagement, so that we can continually improve our statistical outputs. For example, in July 2015 we substantially expanded the breakdown of liable and non-liable transactions.

We would welcome any views you have using the feedback questions below.

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics#contact-us>

We will undertake to review user comments on a quarterly basis and use this information to influence the development of our official statistics. We will summarise and publish user comments at regular intervals.

If you have specific questions on the statistics in this publication please contact the team directly.

For further information and questions about tax rules please refer to the HMRC website.

### ***Users***

Quarterly Stamp Duty Statistics are used by government and policy makers, analysts, academics, media, businesses, public bodies and the public.

User feedback has helped shape the development and content of this publication and will continue to influence future enhancements.

### ***Uses***

These statistics are produced primarily to enable monitoring of trends in the UK residential and non-residential housing markets. Within HM Revenue and Customs and HM Treasury, they are primarily used by policy makers in the development of housing and tax policy, monitoring of tax receipts, briefing and responding to queries from the public.

Outside of HMRC and HMT, past user engagement has highlighted a variety of examples for how these statistics are used:

- By market analysts and media to examine and report on the latest movements in the UK property market and the wider economy;
- Other government departments and policy makers in understanding the impact of past policy changes and to inform decisions on future policy;
- By academics and analysts to look at longer term trends in the UK property market;
- The statistics are widely used in monitoring the impact of the current economic climate on the UK property market;
- Businesses tend to use the statistics to understand the property market or plan business strategies;

They are best used in conjunction with other monthly housing market indicators, some of which can be found in the 'Related Statistics' section on page 7.

## **Code of Practice for Official Statistics**

HMRC complies with the Code of Practice and supporting Principles:

<https://www.gov.uk/government/collections/hmrc-statistics-code-of-practice>

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics#cross-cutting>

### **Pre-Release Access**

Policy: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/275579/statement.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275579/statement.pdf)

Access List: <https://www.gov.uk/government/statistics/hmrc-statistics-pre-release-access-list>

### **A National Statistics Publication**

National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference.

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

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You can also find National Statistics on the internet:

<https://www.gov.uk/government/statistics/announcements>