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

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# Quarterly Stamp Duty Statistics

(Formerly SDLT Liable and Non-Liable  
Property Transactions)

## December 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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# 0

## Guidance on the statistics

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### 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.

From April 2018, Land Transaction Tax will replace UK Stamp Duty Land Tax in Wales and HMRC will stop collecting data on Wales' transactions. Welsh transaction data will no longer be included in this bulletin from that date.

### 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.

### First time buyer statistics

At Autumn Budget 2017, the Government announced and implemented a new relief for First Time Buyers (<https://www.gov.uk/government/publications/stamp-duty-land-tax-relief-for-first-time-buyers/stamp-duty-land-tax-relief-for-first-time-buyers>). HMRC will publish statistics relating to this relief in the quarterly publication from April 2018.

# 1

## Commentary and Charts

### Key messages: Residential transactions

The provisional non-seasonally adjusted residential property transaction count for Quarter 4 of 2017 is 229,900 liable and 72,200 non-liable transactions.

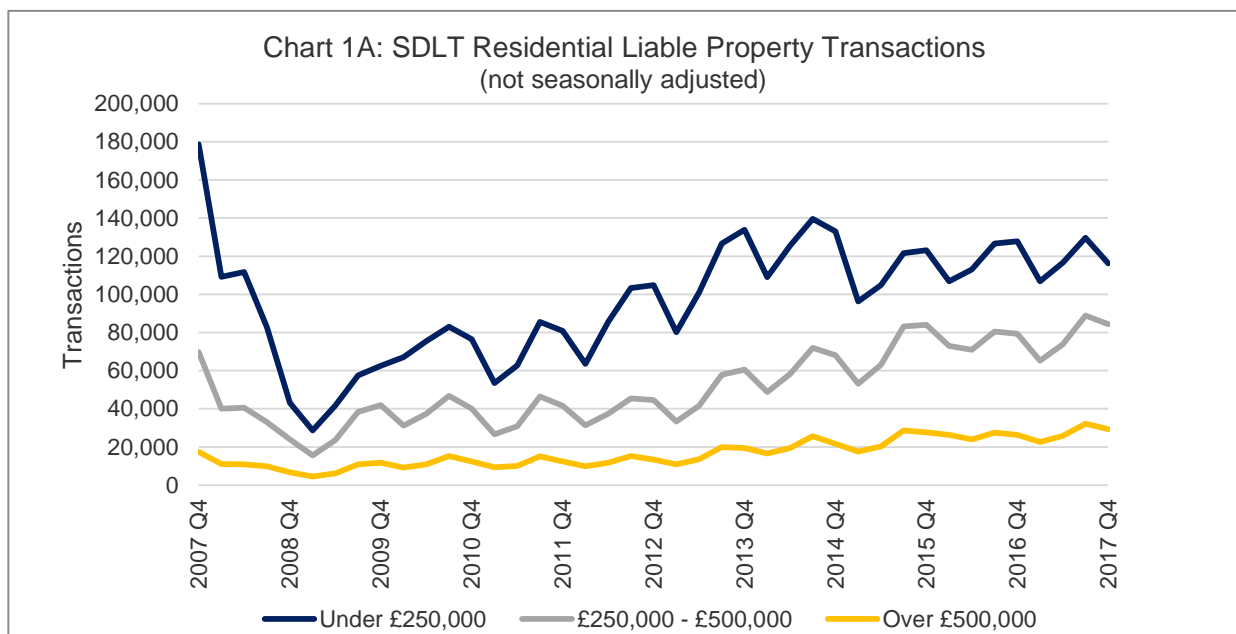
### Liable residential transactions

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

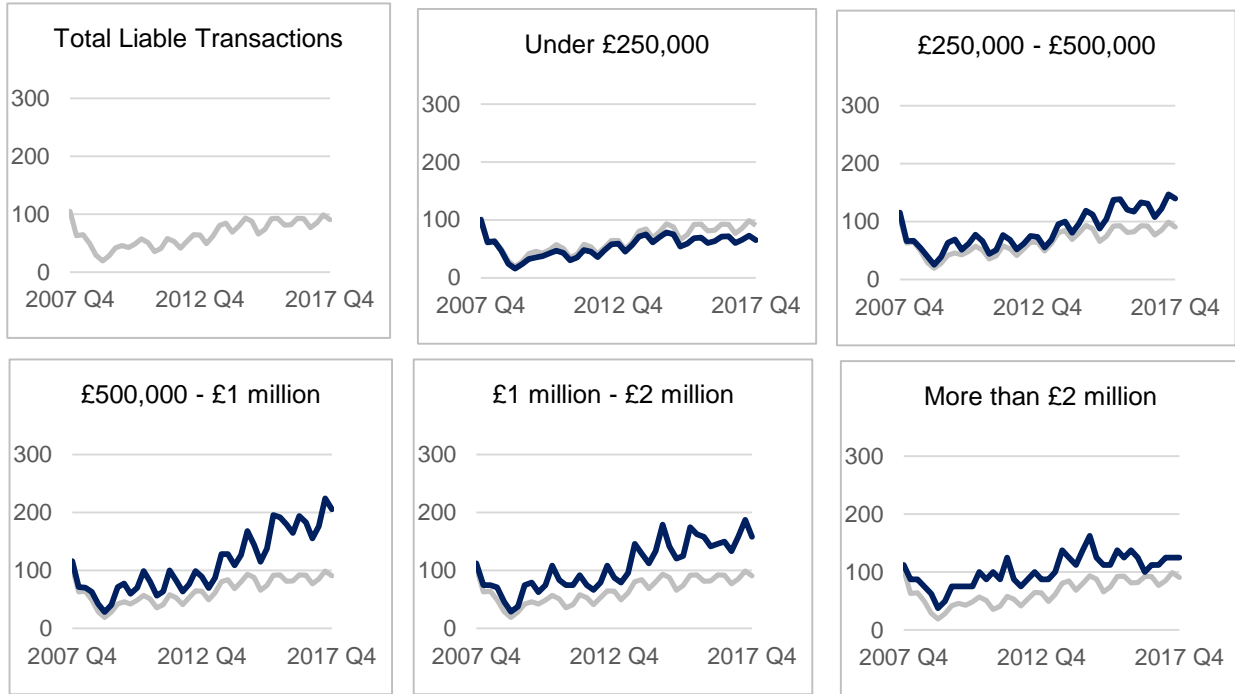
- The number of liable transactions in Quarter 4 of 2017 is 1% lower than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of liable transactions is 3% higher than the same period in 2016-17.
- The number of liable transactions with transaction value under £250,000 in Quarter 4 of 2017 is 9% lower than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of transactions is 1% lower than the same period in 2016-17.
- The number of liable transactions with transaction value between £250,000 and £500,000 in Quarter 4 of 2017 is 6% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of transactions is 7% higher than the same period in 2016-17.
- The number of liable transactions with transaction value over £500,000 in Quarter 4 of 2017 is 11% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of transactions is 12% higher than the same period in 2016-17.

Liable transactions in Quarter 1 of 2016 were unusually high, due to many buyers rushing to purchase ahead of the introduction of the higher rates on additional properties in April 2016. As a result, year-on-year comparisons for the financial year-to-date should be made with caution.

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.



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.



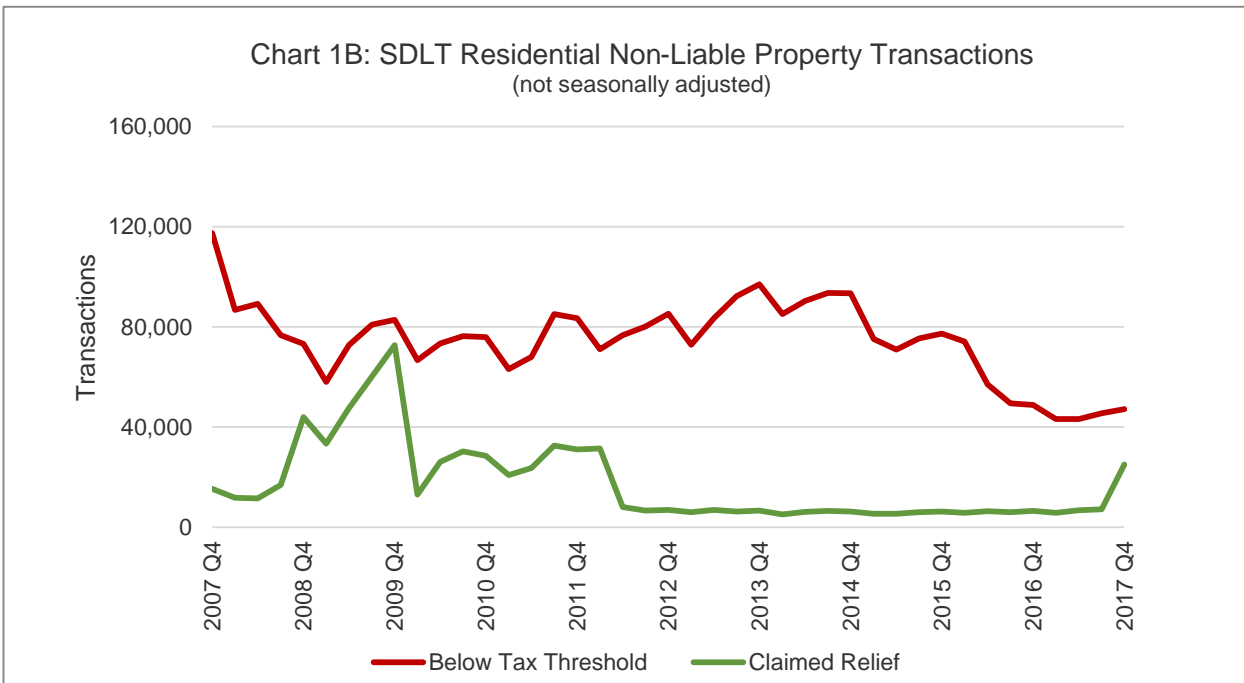
**Index:** Quarter 1, 2008 = 100  
 — Index for price band in chart title  
 — Index for total SDLT liable residential transactions

## Non-liable residential transactions

- The number of non-liable transactions in Quarter 4 of 2017 is 31% higher than Quarter 4 of 2016.
- The majority of non-liable transactions are not liable because they fall under the SDLT threshold of £125,000, however these numbers are decreasing as house prices increase over time. The number of transactions which were not liable due to claiming relief has been relatively stable since 2013, however there was a notable increase in 2017 Q4. This is likely to be associated with the introduction of the first-time buyers' relief in November 2017, however, data relating to this new relief is still undergoing validation and quality assurance. The next edition of this publication will include statistics on first-time buyers' relief claims.

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.



## 2 Commentary and Charts

### Key messages: Non-residential transactions

The provisional non-seasonally adjusted non-residential property transaction count for Quarter 4 of 2017 is 20,900 liable and 10,600 non-liable transactions.

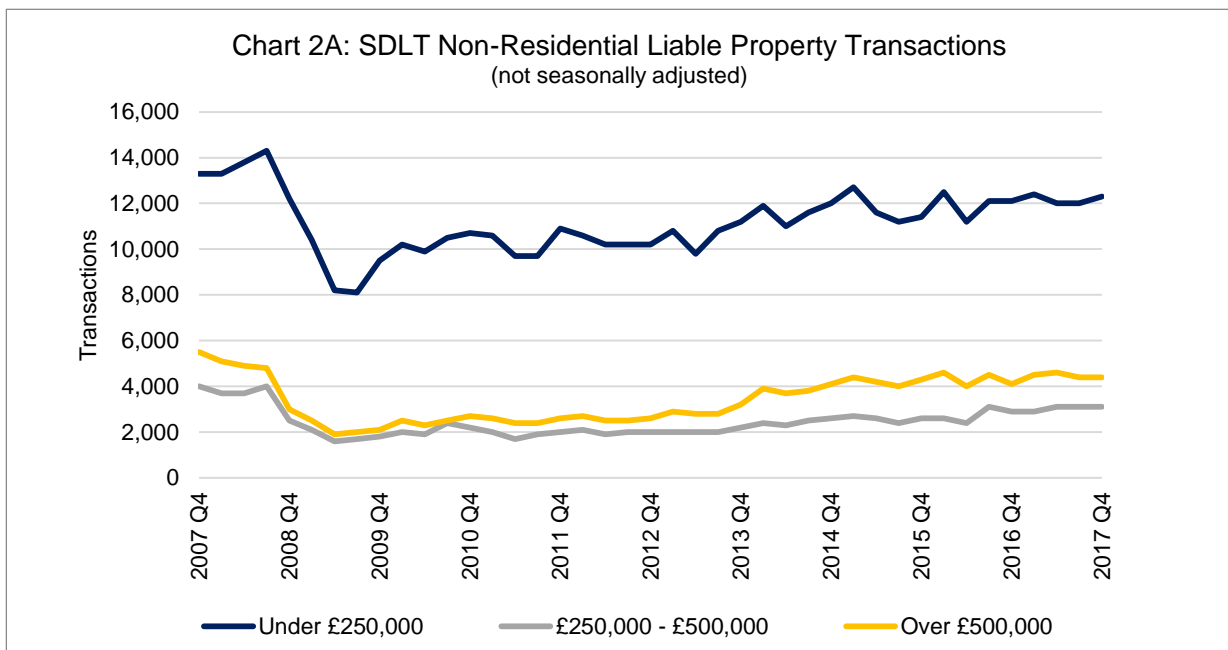
### Liable non-residential transactions

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 4 of 2017 is 6% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of liable transactions is 3% higher than in 2016-17.
- The number of liable transactions with transaction value under £250,000 in Quarter 4 of 2017 is 4% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of transactions is 2% higher than the same period in 2016-17.
- The number of liable transactions with transaction value between £250,000 and £500,000 in Quarter 4 of 2017 is 10% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of transactions is 6% higher than the same period in 2016-17.
- The number of liable transactions with transaction value over £500,000 in Quarter 4 of 2017 is 7% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of transactions is 4% higher than the same period in 2016-17.

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.

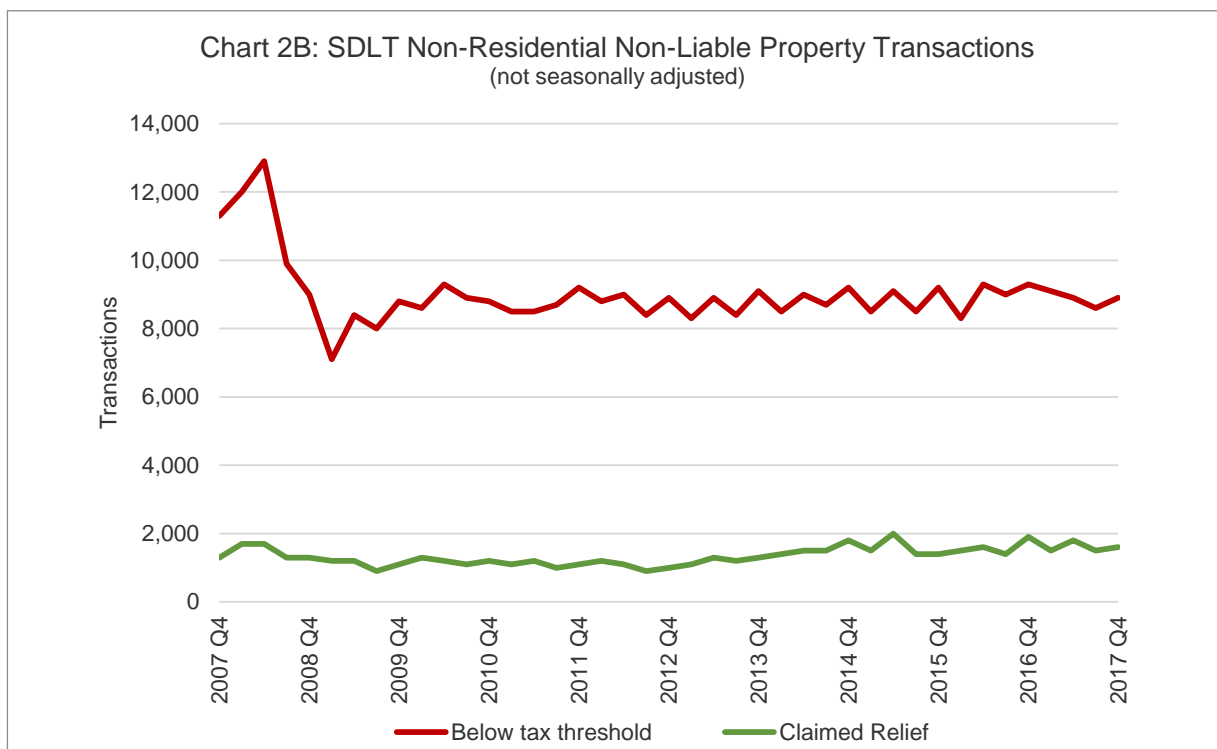
Budget 2016 introduced a major reform to non-residential SDLT, moving from a 'slab' to a marginal rate 'slice' system. This was effective as of midnight 16 March 2016.



### Non-liable non-residential transactions

- The number of non-liable transactions in Quarter 4 of 2017 is 5% lower than Quarter 4 of 2016. Financial year-to-date for 2017-18, the number of non-liable transactions is 4% lower than the same period in 2016-17.
- 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 ten years. The clearest feature of the time series is the sharp fall in non-residential transactions in 2007-08, coinciding with the economic downturn.





# 3

## Commentary and Charts

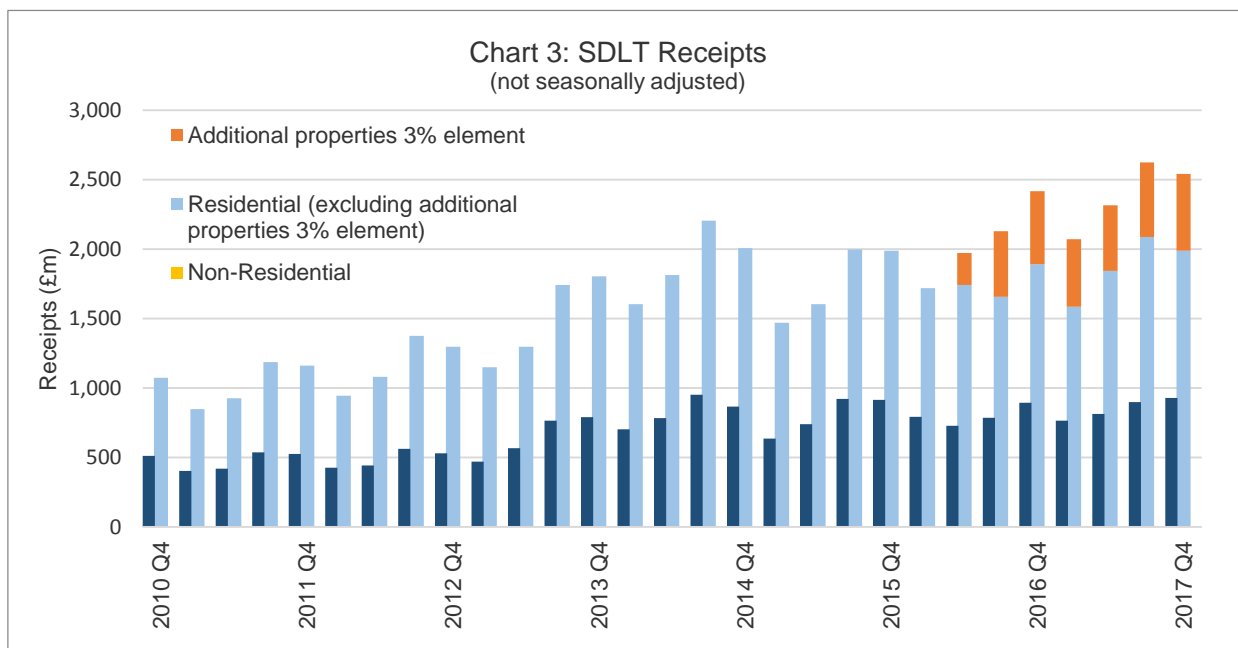
### Key messages: Receipts

- The estimated receipts for Quarter 4 of 2017 is £2,542m from residential transactions and £928m from non-residential transactions.
- The estimated receipts from residential transactions in Quarter 4 of 2017 are 5% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the estimated receipts are 15% 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 4 of 2017 are 4% higher than Quarter 4 of 2016. Financial year-to-date for 2017-18, the estimated receipts are 10% 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 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 187,000 transactions of additional properties accounting for £3,122m in total SDLT receipts, of which £1,565m 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 £105m repaid in the financial year-to-date 2017-18.

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.



## 4

Quarterly Tables  
ResidentialNumber 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>4</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               | 198,500             | 24,700         | 223,200          | 474,400                     | 137,600                        | 295,900             | 48,100                         | 83,000                | 16,800                         | 13,700                  | 3,700                          | 3,500           | 1,300                          | 870,500                                    | 207,600      | 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                  | 229,500             | 24,800         | 254,200          | 474,300                     | 99,200                         | 303,600             | 34,700                         | 85,900                | 12,100                         | 14,300                  | 2,600                          | 3,800           | 900                            | 881,900                                    | 149,500      | 3,200                          |
| 2017 P                | 178,900             | 44,700         | 223,600          | 469,500                     | 159,200                        | 312,300             | 58,000                         | 90,700                | 21,100                         | 15,300                  | 5,100                          | 3,800           | 1,800                          | 891,600                                    | 245,100      | 15,800                         |



## 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>4</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>                             | *            | *                              |



## 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>4</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>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>                             | *            | *                              |
| <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> | 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>                             | *            | *                              |



## 4

Quarterly Tables  
ResidentialNumber 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>4</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>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</b> <sup>6</sup> | 57,000              | 6,400          | <b>63,500</b>    | 113,000                     | 20,800                         | 70,900              | 6,900                          | 19,600                | 2,100                          | 3,400                   | 400                            | 1,000           | 100                            | <b>207,800</b>                             | <b>30,400</b> | 200                            |
| <b>2016 Q3</b>              | 49,500              | 6,000          | <b>55,500</b>    | 126,700                     | 36,800                         | 80,500              | 13,300                         | 23,100                | 4,800                          | 3,500                   | 1,000                          | 800             | 400                            | <b>234,600</b>                             | <b>56,300</b> | 1,400                          |
| <b>2016 Q4</b>              | 48,800              | 6,500          | <b>55,300</b>    | 127,800                     | 41,500                         | 79,300              | 14,500                         | 21,800                | 5,300                          | 3,600                   | 1,200                          | 900             | 400                            | <b>233,400</b>                             | <b>62,900</b> | 1,600                          |
| <b>2017 Q1</b>              | 43,200              | 5,800          | <b>49,000</b>    | 106,900                     | 38,500                         | 65,200              | 13,400                         | 18,500                | 4,700                          | 3,200                   | 1,100                          | 900             | 400                            | <b>194,700</b>                             | <b>58,100</b> | 3,500                          |
| <b>2017 Q2 P</b>            | 43,200              | 6,800          | <b>49,900</b>    | 116,600                     | 38,200                         | 73,700              | 13,200                         | 21,000                | 4,600                          | 3,800                   | 1,300                          | 1,000           | 400                            | <b>216,100</b>                             | <b>57,700</b> | 4,000                          |
| <b>2017 Q3 P</b>            | 45,500              | 7,100          | <b>52,600</b>    | 129,700                     | 40,800                         | 88,900              | 15,600                         | 26,700                | 5,900                          | 4,500                   | 1,400                          | 1,000           | 400                            | <b>250,900</b>                             | <b>64,100</b> | 4,700                          |
| <b>2017 Q4 P</b>            | 47,100              | 25,100         | <b>72,200</b>    | 116,200                     | 41,800                         | 84,400              | 15,800                         | 24,500                | 5,800                          | 3,800                   | 1,400                          | 1,000           | 500                            | <b>229,900</b>                             | <b>65,200</b> | 3,500                          |

P = Provisional

\* = Data are not available

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. Additional properties valued at less than £125,000 are included in the 'Liable, under £250,000' category (Column J). For April 2016 onwards, the totals in 'Non-liable, Below Tax Threshold' category (column D) will only include non-additional properties below £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. 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.

5. 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.

6. 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.



## 5

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

Not seasonally adjusted

|                       | 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</b>        | 36,800              | 6,500          | <b>43,300</b>    | 48,600                      | 12,100              | 7,700                 | 4,300                   | 5,600           | <b>78,200</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</b>           | 36,000              | 6,500          | <b>42,400</b>    | 47,800                      | 11,300              | 7,200                 | 4,200                   | 5,600           | <b>76,200</b> |
| <b>2017 P</b>         | 35,600              | 6,400          | <b>42,000</b>    | 49,100                      | 12,400              | 7,800                 | 4,500                   | 6,000           | <b>79,800</b> |



## 5

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

Not seasonally adjusted

| 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> |



## 5

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

Not seasonally adjusted

|                             | 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>9,800</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</b>              | 9,300               | 1,600          | <b>11,000</b>    | 12,100                      | 3,100               | 2,000                 | 1,100                   | 1,400           | <b>19,600</b> |
| <b>2016 Q3</b>              | 9,000               | 1,400          | <b>10,500</b>    | 12,100                      | 2,900               | 1,900                 | 1,000                   | 1,200           | <b>19,200</b> |
| <b>2016 Q4</b>              | 9,300               | 1,900          | <b>11,200</b>    | 12,400                      | 2,900               | 1,900                 | 1,100                   | 1,500           | <b>19,800</b> |
| <b>2017 Q1</b>              | 9,100               | 1,500          | <b>10,700</b>    | 12,000                      | 3,100               | 2,000                 | 1,200                   | 1,400           | <b>19,600</b> |
| <b>2017 Q2 P</b>            | 8,900               | 1,800          | <b>10,700</b>    | 12,000                      | 3,100               | 1,900                 | 1,100                   | 1,400           | <b>19,500</b> |
| <b>2017 Q3 P</b>            | 8,600               | 1,500          | <b>10,100</b>    | 12,300                      | 3,100               | 1,800                 | 1,100                   | 1,500           | <b>19,800</b> |
| <b>2017 Q4 P</b>            | 8,900               | 1,600          | <b>10,600</b>    | 12,900                      | 3,200               | 2,000                 | 1,200                   | 1,600           | <b>20,900</b> |

P = Provisional

Notable changes include:

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.





## 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

| Financial Year       | Residential SDLT receipts          |                                     |  | Non-residential<br>SDLT receipts | Total<br>SDLT<br>receipts <sup>3</sup> | Additional<br>properties<br>refunds <sup>4</sup> |
|----------------------|------------------------------------|-------------------------------------|--|----------------------------------|--|--|
|                      | Additional properties              |                                     |  |                                  |  |  |
|                      | Total residential<br>SDLT receipts | of which total<br>paid <sup>5</sup> | of which 3% element<br>only <sup>6</sup> |                                  |  |  |
| <b>2008-09</b>       | 2,950                              | *                                   | *  | 1,845                            | <b>4,795</b>                           | *  |
| <b>2009-10</b>       | 3,290                              | *                                   | *  | 1,595                            | <b>4,885</b>                           | *  |
| <b>2010-11</b>       | 4,040                              | *                                   | *  | 1,920                            | <b>5,960</b>                           | *  |
| <b>2011-12</b>       | 4,220                              | *                                   | *  | 1,910                            | <b>6,130</b>                           | *  |
| <b>2012-13</b>       | 4,905                              | *                                   | *  | 2,005                            | <b>6,910</b>                           | *  |
| <b>2013-14</b>       | 6,450                              | *                                   | *  | 2,825                            | <b>9,275</b>                           | *  |
| <b>2014-15</b>       | 7,500                              | *                                   | *  | 3,235                            | <b>10,735</b>                          | *  |
| <b>2015-16</b>       | 7,310                              | *                                   | *  | 3,370                            | <b>10,680</b>                          | *  |
| <b>2016-17</b>       | 8,590                              | 3,360                               | 1,710                                    | 3,175                            | <b>11,765</b>                          | <b>80</b>  |
| <b>Calendar Year</b> |                                    |                                     |  |                                  |  |  |
| <b>2009</b>          | 2,802                              | *                                   | *  | 1,418                            | <b>4,220</b>                           | *  |
| <b>2010</b>          | 4,100                              | *                                   | *  | 1,957                            | <b>6,057</b>                           | *  |
| <b>2011</b>          | 4,125                              | *                                   | *  | 1,886                            | <b>6,012</b>                           | *  |
| <b>2012</b>          | 4,698                              | *                                   | *  | 1,962                            | <b>6,659</b>                           | *  |
| <b>2013</b>          | 5,996                              | *                                   | *  | 2,593                            | <b>8,588</b>                           | *  |
| <b>2014</b>          | 7,634                              | *                                   | *  | 3,303                            | <b>10,937</b>                          | *  |
| <b>2015</b>          | 7,063                              | *                                   | *  | 3,212                            | <b>10,275</b>                          | *  |
| <b>2016</b>          | 8,237                              | 2,389                               | 1,224                                    | 3,202                            | <b>11,439</b>                          | <b>37</b>  |
| <b>2017 R</b>        | 9,556                              | 4,092                               | 2,050                                    | 3,405                            | <b>12,962</b>                          | <b>195</b>                                       |

## 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 | Residential SDLT receipts          |                                     |  | Non-residential<br>SDLT receipts | Total<br>SDLT<br>receipts <sup>3</sup> | Additional<br>properties<br>refunds <sup>4</sup> |
|------------------|------------------------------------|-------------------------------------|--|----------------------------------|--|--|
|                  | Additional properties              |                                     |  |                                  |  |  |
|                  | Total residential<br>SDLT receipts | of which total<br>paid <sup>5</sup> | of which 3% element<br>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                                  | *  |

## 6

**Quarterly Tables  
Residential and Non-Residential**
*Not seasonally adjusted*

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

Receipts: £ millions

|                             | Residential SDLT receipts          |                                     |  | Non-residential<br>SDLT receipts | Total<br>SDLT<br>receipts <sup>3</sup> | Additional<br>properties<br>refunds <sup>4</sup> |
|-----------------------------|------------------------------------|-------------------------------------|--|----------------------------------|--|--|
|                             | Additional properties              |                                     |  |                                  |  |  |
|                             | Total residential<br>SDLT receipts | of which total<br>paid <sup>5</sup> | of which 3% element<br>only <sup>6</sup> |                                  |  |  |
| <b>2016 Q1</b>              | 1,719                              | *                                   | *  | 792                              | <b>2,511</b>                           | *  |
| <b>2016 Q2</b> <sup>8</sup> | 1,972                              | 424                                 | 229                                      | 729                              | <b>2,700</b>                           | 2  |
| <b>2016 Q3</b>              | 2,129                              | 929                                 | 471                                      | 787                              | <b>2,916</b>                           | 16   |
| <b>2016 Q4</b>              | 2,418                              | 1,036                               | 525                                      | 894                              | <b>3,312</b>                           | 19   |
| <b>2017 Q1</b>              | 2,071                              | 971                                 | 486                                      | 766                              | <b>2,837</b>                           | 43   |
| <b>2017 Q2 P</b>            | 2,317                              | 941                                 | 473                                      | 813                              | <b>3,130</b>                           | 47   |
| <b>2017 Q3 P</b>            | 2,626                              | 1,068                               | 538                                      | 899                              | <b>3,525</b>                           | 57   |
| <b>2017 Q4 P</b>            | 2,542                              | 1,113                               | 554                                      | 928                              | <b>3,470 R</b>                         | 47   |

P = Provisional

R = On February 8th 2018 the total SDLT receipts for 2017Q4 was revised due to a minor error. Total SDLT receipts for 2017Q4 has been revised to 3,470; this was previously published as 3,423. This occurred due to a processing error and the revision does not affect any other figures in the publication.

\* = Data are not available

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 (excluding all additional properties) 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. Total receipts are net of any SDLT repayments paid by HMRC. Residential and non-residential receipts are presented before refunds are taken into account.

4. 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.

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. 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.

8. 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.



# 7 Background

## 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 Links to further information

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/sdlt-guide-for-completing-paper-sdlt1-return>

Statement of Administrative Sources general note:

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

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/>



## 8

## Changes to Duty Rates and Statement of Revisions

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

System from 4th December 2014<sup>4 5 6 7</sup>Threshold and rates of stamp duty<sup>4 5</sup>Date: 17/03/2016<sup>6 7</sup>

| Threshold  | Residential properties | Threshold                              | Additional properties <sup>7</sup> | Threshold                            | Non-residential properties |
|--|------------------------|--|------------------------------------|--------------------------------------|----------------------------|
| Portion up to £125,000                           | 0%                     | Portion up to £125,000                 | 3%                                 | Portion up to £150,000               | 0%                         |
| Portion over £125,000 up to £250,000             | 2%                     | Portion over £125,000 up to £250,000   | 5%                                 | Portion over £150,000 up to £250,000 | 2%                         |
| Portion over £250,000 up to £925,000             | 5%                     | Portion over £250,000 up to £925,000   | 8%                                 | Portion over £250,000                | 5%                         |
| Portion over £925,000 up to £1,500,000           | 10%                    | Portion over £925,000 up to £1,500,000 | 13%                                |                                      |                            |
| Portion over £1,500,000                          | 12%                    | Portion over £1,500,000                | 15%                                |                                      |                            |
| Whole price if over £500,000 by NNP <sup>3</sup> | 15%                    |  |                                    |                                      |                            |

Date: 04/12/2014<sup>4</sup>

| Threshold  | Residential properties | Threshold                       | Non-residential properties |
|--|------------------------|---------------------------------|----------------------------|
| Portion up to £125,000                           | 0%                     | Whole price up to £150,000      | 0%                         |
| Portion over £125,000 up to £250,000             | 2%                     | Whole price if over £150,000    | 1%                         |
| Portion over £250,000 up to £925,000             | 5%                     | Whole price if over £250,000    | 3%                         |
| Portion over £925,000 up to £1,500,000           | 10%                    | Whole price if over to £500,000 | 4%                         |
| Portion over £1,500,000                          | 12%                    |                                 |                            |
| Whole price if over £500,000 by NNP <sup>3</sup> | 15%                    |                                 |                            |

Table updated 29 September 2017



**System prior to 4th December 2014**

**Threshold and rates of stamp duty<sup>4</sup>**

| Date                    | 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             |
| £                       | £  | £          | £          | £          | £          | £          | £          | £          | £          | £          | £          | £          | £          | £                      |
| 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> |  |            |            |            |            |            |            |            |            |            |            |            |            |                        |
| (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 <sup>3</sup> |
| Non-Residential         | 150,000  | -          | 150,000    | -          | -          | -          | 250,000    | -          | 500,000    | -          | -          | -          | -          | -                      |
| 22-03-2012              |  |            |            |            |            |            |            |            |            |            |            |            |            |                        |
| Residential             | 125,000  | -          | 125,000    | -          | -          | -          | 250,000    | -          | 500,000    | 1,000,000  | -          | -          | -          | 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  | -          | -          | -          | 500,000 <sup>3</sup>   |
| Non-Residential         | 150,000  | -          | 150,000    | -          | -          | -          | 250,000    | -          | 500,000    | -          | -          | -          | -          | -                      |

Table updated 29 September 2017





**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 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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# 9

## Other Information

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### 9.1 Contact point for statistical enquiries

#### Lisa Eyers

KAI Indirect Taxes, Customs & Co-ordination  
HM Revenue & Customs  
100 Parliament Street  
London  
SW1A 2BQ

☎ : 03000 517 149

Email: [stamptaxes.statistics@hmrc.gsi.gov.uk](mailto:stamptaxes.statistics@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->

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-cl>

## 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.

For general enquiries about National Statistics, contact the Customer Contact Centre on

Tel: 0845 601 3034

overseas: +44 (0)1633 817521

minicom: +44 (0)1633 815044

E-mail: [info@ons.gsi.gov.uk](mailto:info@ons.gsi.gov.uk)

Fax: 01633 652747

By post: Customer Contact Centre, Office for National Statistics, Room D265, Government Buildings, Cardiff Road, Newport, NP10 8XG

You can also find National Statistics on the internet:

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

