



GUIDANCE NOTE

STAMP DUTIES ACT 2005 (“the Act”)

BUDGET MEASURES 2015

AS ANNOUNCED BY THE CHIEF MINISTER IN PARLIAMENT

DURING HIS BUDGET ADDRESS 2015

On 22nd June 2015

This guidance note is designed to help solicitors and conveyancers process transactions following the Budget Measures announced by the Chief Minister in Parliament on 22nd June 2015. This has been produced for information purposes only and does not constitute legal advice.

Background:

The following announcement was made by the Chief Minister:

344. In order to assist working families with the purchase of their homes, as well as those families who may need to move to alternative accommodation as their family composition changes, no Stamp Duty will be payable by first-time and second-time buyers on the first £260,000 of the cost of their property, irrespective of the total cost of their new home.

Guidance:

In order to give effect to this measure, a new threshold will be created for those purchasers that qualify as first-time buyers or second-time buyers as defined by Section 19A of the Act (hereinafter referred to as “Qualifying Purchasers”).

With effect from 23rd June 2015, Qualifying Purchasers of residential property will be liable to Stamp Duty as follows:-

On the first £260,000 of the value of the Property	0%
Balance above £260,000 to £350,000	5.5%
Balance above £350,000	3.5%



All other transactions relating to non-Qualifying Purchasers will be liable to duty according to the standard thresholds of duty as follows:-

Where the value of the Property does not exceed £200,000	0%
Where the value of the Property exceeds £200,000 but does not exceed £350,000	2.0% on the first £250,000 of the value
	5.5% of the amount or value that exceeds £250,000
Where the value of the Property exceeds £350,000	3.0% on the first £350,000 of the value
	3.5% of the amount or value that exceeds £350,000

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