

Effective from **1 March 2019**, the filing window within which Stamp Duty Land Tax (SDLT) returns must be filed, and tax paid, is shortening from the current 30 days to just **14 days**.

This is likely to catch out numerous purchasers/tenants, who will face penalties for late submission and payment, in addition to interest that HMRC can impose. For HMRC, it is likely to mean increased revenue.

Two key points worth noting, to help ensure that you do not get caught out, are:

- The filing window is **14 days** – not working days. Particular care will need to be taken with bank holidays, weekends, and, particularly, the festive period.
- The 14 days may not necessarily run from completion. It may run from an earlier point, for example if occupation is taken of the premises, or if the purchaser pays monies in excess of a deposit or a tenant commences with the payment of rent. This is not a new rule, but the reduced filing window means it is potentially more likely to be missed.

Perhaps the silver lining is that HMRC is reducing the amount of information that is required in returns. This should make the filing of returns easier – but those filing paper returns will need to remember to order the new forms!

Our SDLT compliance team would be very happy to discuss any queries you may have relating to these changes, so please do get in touch.

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