



Julia Watts
TAX CONSULTANCY

Capital gains on UK property

Capital gains on residential property

The new regime reporting capital gains on UK residential property started on 6 April 2020. This means that if you sell property in the UK and there is a chargeable gain you need to report it and pay the tax within 30 days of the completion date. The tax will very often be an estimate because we won't always know what other gains you have or what losses are available, but it is important that the gain is reported as HMRC can charge late filing penalties. The gain will also be reported on your Return for the year with a credit for the tax paid after completion. I hope this is clear, do let me know if you are thinking of making sales which may be affected.

The reporting system means that you need to register and pay the tax yourself but you can give me access as agent to the account. Here is the link to **set up the account with HMRC**.

You will need the following information before you start and I can go through this with you before you register

- property address and postcode
- date you got the property
- date you exchanged contracts when you were selling or disposing of the property
- date you stopped being the property's owner (completion date)
- value of the property when you got it
- value of the property when you sold or disposed of it
- costs of buying, selling or making improvements to the property
- details of any tax reliefs, allowances or exemptions you're entitled to claim
- property type, if you're a non-resident

If you sell residential property that you have lived in as your main residence for the whole period of ownership, you do not need to make a return.

If you are not sure, please ring me.

