



Annual Tax on Enveloped Dwellings Regime

The Annual Tax on Enveloped Dwellings (ATED) regime applies to UK residential properties worth more than £500,000 held by non-natural persons (including companies).

ATED can give rise to additional stamp duty land tax on purchase and capital gains tax costs on disposal. It also includes an annual charge based on the value of the property.

ATED returns for the year to 31 March 2019 are due for submission by 30 April 2018.

There is a revaluation at 1 April 2017 for ATED purposes, previously the valuation date was 1 April 2012. The 2018-19 ATED position is based on the 1 April 2017 value, it may be necessary to obtain a valuation at that date.

The revaluation can cause properties to fall into a different band from previously, and/or to bring properties into the regime for the first time.

Any ATED payment is due by 30 April 2018.

The 2018-19 ATED annual charges have increased and are now:

Property Value	Annual chargeable amounts for the 2018 to 2019 chargeable period
£500,001 to £1,000,000	£3,600
£1,000,001 to £2,000,000	£7,250
£2,000,001 to £5,000,000	£24,250
£5,000,001 to £10,000,000	£56,550
£10,000,001 to £20,000,000	£113,400
£20,000,001 and over	£226,950

ATED relief is available for bona fide property investment or development businesses but must be claimed annually.

If you would like to know more then please contact

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