



FCSDR

STAMP DUTY REFUNDS



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Introduction

First Choice Stamp Duty Refund is part of the First Choice Group of companies, based in Manchester, being originally established in 2010 as a legal and financial solutions provider to business owners within the UK with an emphasis on business protection.

FCSDR work transparently in conjunction with our partners, FCA regulated claims advisors and HMRC.

The Group, including FCSDR, pride themselves on delivering with the utmost confidentiality and integrity and in a timely manner with a view to ensuring that our private and commercial clients receive a professional and expedited service.

Background



Our Partners

Working with experienced and fully regulated Financial Conduct Authority claims partners ensures that our clients always receive “best advice” when it comes to establishing their entitlement to recover paid Stamp Duty.



Experience

Our years of experience of running a claims management department within our business means that we understand that every client and claim are different however the process of getting from the start to the finish always remains the same.



HMRC

A quick visit to www.gov.uk and search for Stamp Duty Land Tax refunds will reveal the reasons why a refund can be claimed.

STAMP DUTY EXPLAINED

Stamp Duty Land Tax is a legislative levy on all residential and commercial property purchase transactions throughout the UK.

The amount of tax due depends on the value of the property being bought, its' as a n asset within your estate and location.

The are variable charges that apply.

REFUND ELIGIBILITY

To qualify for an SDLT refund, buyers must meet criteria provided by law to claim the specific exemption or relief. These relief and exemptions may include the purchase of an uninhabitable property, multiple dwellings, first time buyer, replacement of only or main residence among others.

Things to keep in mind while considering eligibility criteria for SDLT.
Availability of reliefs and exemptions: Find the right exemption or relief and then apply it correctly to your property purchase.

Time limit: You've got 12 months from your SDLT filing date to make any amendments. In certain circumstances, it might be availed for 36 months.
Necessary documents: Make sure you've got all the paperwork to back up your claim

REASONS FOR A REFUND

Multiple Dwellings Relief – where you have bought multiple dwellings during your property transaction.

Second Home – You are eligible if you sell your primary or main residence within three years of buying your second property.

Uninhabitable Property – Investment property in need of rejuvenation or otherwise derelict property

Non-UK Residents

Properties with an Annex

REFUND PROCESS

Make sure you have all the necessary information handy, including:

1. Your personal information
2. Purchase date of property
3. SDLT return UTR Number
4. Information of primary purchaser if it differs from your information about the property that incurred higher SDLT rates
5. Details of your previously owned main residence, including address and sale date
6. Name of the buyer of the previously owned main residence and the sum of tax paid on that property that incurred higher SDLT rates (SDLT1 return)
7. Explanation for the overpayment of SDLT
8. Sum of tax you are seeking to be reimbursed (SDLT calculation workings)
9. Authorisation letter for agent and bank transfer
10. Copy of original SDLT return
11. The relevant transfer document (Completion statement, TR1, and floorplan), the lease, or similar document that proves that the transaction was affected
12. Recipient bank account number, account name, and sort code

