

## SCHEDULE 13

### RELIEF FOR ACQUISITIONS INVOLVING MULTIPLE DWELLINGS

#### *Transactions to which this Schedule applies*

- 3 (1) This Schedule applies to a relevant transaction.
- (2) A “relevant transaction” is a chargeable transaction that is—
- (a) within sub-paragraph (3) or (4), and
  - (b) not excluded by sub-paragraph (5).
- (3) A transaction is within this sub-paragraph if its main subject-matter consists of—
- (a) an interest in at least two dwellings, or
  - (b) an interest in at least two dwellings and other property.
- (4) A transaction is within this sub-paragraph if—
- (a) its main subject-matter consists of—
    - (i) an interest in a dwelling, or
    - (ii) an interest in a dwelling and other property,
  - (b) it is one of a number of linked transactions, and
  - (c) the main subject-matter of at least one of the other linked transactions consists of—
    - (i) an interest in some other dwelling or dwellings, or
    - (ii) an interest in some other dwelling or dwellings and other property.
- (5) A transaction is excluded by this sub-paragraph if—
- (a) paragraph 10 (relief for transactions entered into by persons exercising collective rights) of Schedule 14 applies to it, or
  - (b) relief under Schedule 16 (group relief), Schedule 17 (reconstruction and acquisition relief) or Schedule 18 (charities relief) is available for it (even if such a relief is withdrawn).
- (6) A reference in this Schedule to an interest in a dwelling is to any chargeable interest in or over a dwelling.
- (7) But, in the case of a dwelling subject to a lease granted for an initial term of more than 21 years, any interest that is a superior interest in relation to the lease is not to be treated as an interest in a dwelling for the purposes of paragraphs 4 and 5.
- (8) Sub-paragraph (7) does not apply where—
- (a) the seller is a qualifying body within the meaning given by paragraph 9(3) of Schedule 15 (relief for certain acquisitions of residential properties by tenants),
  - (b) the transaction is a sale under a sale and leaseback arrangement within the meaning of paragraph 2 of Schedule 9 (sale and leaseback arrangements),
  - (c) that sale is the grant of a leasehold interest, and
  - (d) the leaseback element of that arrangement is relieved from tax under Schedule 9 (sale and leaseback relief).