

Changes to legislation: Finance Act 2003, Paragraph 6 is up to date with all changes known to be in force on or before 14 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

SCHEDULES

[^{F1}SCHEDULE 4ZA

STAMP DUTY LAND TAX: HIGHER RATES FOR ADDITIONAL DWELLINGS AND DWELLINGS PURCHASED BY COMPANIES

Textual Amendments

- F1** Sch. 4ZA inserted (with effect in accordance with s. 128(5)(6) of the amending Act) by [Finance Act 2016 \(c. 24\)](#), [s. 128\(3\)](#) (with [s. 128\(9\)\(10\)](#))

Modifications etc. (not altering text)

- C1** Sch. 4ZA modified (temp.) (22.7.2020) by [Stamp Duty Land Tax \(Temporary Relief\) Act 2020 \(c. 15\)](#), [s. 1](#) (as amended 10.6.2021) by [2021 c. 26](#), [s. 87\(2\)](#))
- C1** Sch. 4ZA modified (temp.) (8.2.2023) by [Stamp Duty Land Tax \(Temporary Relief\) Act 2023 \(c. 2\)](#), [s. 1](#)

PART 2

MEANING OF “HIGHER RATES TRANSACTION”

Multiple dwelling transactions

- 6 (1) A chargeable transaction falls within this paragraph if—
- (a) the purchaser is an individual,
 - (b) the main subject-matter of the transaction consists of a major interest in two or more dwellings (“the purchased dwellings”),
 - (c) only one of the purchased dwellings meets conditions A, B and C,
 - (d) the purchased dwelling which meets those conditions is not a replacement for the purchaser’s only or main residence, and
 - (e) at the end of the day that is the effective date of the transaction—
 - (i) the purchaser has a major interest in a dwelling other than one of the purchased dwellings,
 - (ii) that interest has a market value of £40,000 or more, and
 - (iii) that interest is not reversionary on a lease which has an unexpired term of more than 21 years.

[But sub-paragraph (1) is subject to paragraph 7A.]

^{F2}(1A)

- (2) Sub-paragraphs (2) to (5) of paragraph 5 apply for the purposes of sub-paragraph (1) (c) of this paragraph as they apply for the purposes of sub-paragraph (1)(c) of that paragraph.

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- (3) Sub-paragraphs (6) [^{F3}to (8)] of paragraph 3 apply for the purposes of sub-paragraph (1)(d) of this paragraph as they apply for the purposes of sub-paragraph (5) of that paragraph.]

Textual Amendments

- F2** Sch. 4ZA para. 6(1A) inserted (with effect in accordance with Sch. 11 para. 16(1)-(3) of the amending Act) by [Finance Act 2018 \(c. 3\)](#), **Sch. 11 para. 9(a)**
- F3** Words in [Sch. 4ZA para. 6\(3\)](#) substituted (with effect in accordance with Sch. 11 para. 16(1)-(3) of the amending Act) by [Finance Act 2018 \(c. 3\)](#), **Sch. 11 para. 9(b)**

Changes to legislation:

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Changes and effects yet to be applied to :

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 57(3) inserted by [2011 c. 11 Sch. 22 para. 4](#)
- s. 87(3)(a)(ia) inserted by [S.I. 2003/2760 Sch. para. 3\(4\)\(a\)](#) (This amendment not applied to legislation.gov.uk. The affecting S.I. is revoked and superseded by [S.I. 2003/2816](#))
- Sch. 12 para. 3(2)(aa) inserted by [2007 asp 3 Sch. 5 para. 32](#) (This effect was superseded by the repeal of Sch. 12 para. 3 by Finance Act 2008 (c. 9), s. 129(4), Sch. 43 para. 16)
- Sch. 12 para. 1A inserted by [2007 c. 15 Sch. 13 para. 147\(2\)](#) (The amending provision was repealed before coming into force.)
- Sch. 12 para. 1A omitted by [2008 c. 9 Sch. 43 para. 9](#) (The amending provision was repealed before coming into force.)