



# Income Tax (Trading and Other Income) Act 2005

## 2005 CHAPTER 5

### PART 7

INCOME CHARGED UNDER THIS ACT: RENT-A-ROOM AND [F<sup>1</sup>QUALIFYING CARE] RELIEF

#### CHAPTER 1

RENT-A-ROOM RELIEF

*Relief if amount does not exceed limit*

#### **791 Full rent-a-room relief: introduction**

Sections 792 to 794 (which give the full form of rent-a-room relief) apply if—

- (a) an individual qualifies for rent-a-room relief for a tax year,
- (b) the individual's total rent-a-room amount for the tax year does not exceed the individual's limit for the tax year, and
- (c) no election by the individual under section 799 has effect to disapply the full relief for the tax year.

#### **792 Full rent-a-room relief: trading income**

- (1) This section applies if the individual has any rent-a-room receipts for the tax year which would otherwise be brought into account in calculating the profits of a trade.
- (2) The profits or losses of the trade for the tax year are treated as nil.

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*Changes to legislation:* There are outstanding changes not yet made by the legislation.gov.uk editorial team to *Income Tax (Trading and Other Income) Act 2005*. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

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### **793 Full rent-a-room relief: property income**

- (1) This section applies if the individual has any rent-a-room receipts for the tax year which would otherwise be brought into account in calculating the profits of a UK property business.
- (2) In calculating those profits—
  - (a) those receipts for the tax year, and
  - (b) any expenses associated with them,are not brought into account.
- (3) No relevant balancing charge or relevant allowance (see section 802) is made in calculating those profits for the tax year.

### **794 Full rent-a-room relief: income chargeable under Chapter 8 of Part 5**

- (1) This section applies if the individual has any rent-a-room receipts for the tax year which would otherwise be chargeable to income tax under Chapter 8 of Part 5 (income not otherwise charged).
- (2) For each agreement from which those receipts arise, the amount of—
  - (a) those receipts arising in the tax year from the agreement, less
  - (b) any expenses associated with them,is treated as nil.

**Changes to legislation:**

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**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. 7A-7D inserted by [2022 c. 3 Sch. 1 para. 3](#)
- s. 31E(4) inserted by [2022 c. 3 Sch. 1 para. 7\(3\)](#)
- s. 649(1A)(1B) inserted by [2023 c. 30 Sch. 2 para. 11\(2\)](#)
- s. 679(3A) inserted by [2023 c. 30 Sch. 2 para. 11\(5\)\(b\)](#)
- s. 679A(3A) inserted by [2023 c. 30 Sch. 2 para. 11\(6\)\(b\)](#)
- s. 680(1A) inserted by [2023 c. 30 Sch. 2 para. 11\(7\)\(a\)](#)