

Home Movers

Transactions from 1st April 2025.

These calculations show SDLT liability for a single property where ownership does not exceed one dwelling. The rates apply to home movers for purchases from 1st April 2025.

The SDLT rates are applicable to property purchased in England and Northern Ireland. SDLT calculations are rounded down to the nearest Pound.

For ownership exceeding a single home please use our SDLT calculator for buy to let property and second homes.

Purchase Price	£
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Stamp Duty	£
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Effective Rate	
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Tax Band	%	Taxable Sum	Tax
0 to 125k	0	£	£
125k to 250k	2	£	£
250k to 925k	5	£	£
925k to 1.5m	10	£	£
rest over 1.5m	12	£	£