



Tax for non-UK resident individuals and companies: UK residential properties

If you own residential property in the UK, it is extremely important that you comply with the UK tax authority's reporting requirements. These requirements depend on whether you own the residential property personally or through a non-UK company. The following is for guidance only.

1. Individual ownership

If you own a UK residential property personally you will be required to:

- Register with HMRC and file UK tax returns if you rent out the property.
- Apply to have your rent paid to you without tax deducted. This is optional but can be beneficial if your actual UK tax liability is less than the tax deducted at source.
- File a non-resident capital gains tax return within 30 days of the property being sold.

HMRC impose penalties for non-compliance with the above requirements.

Registering with HMRC and gross rents

We can assist you in registering with HMRC and applying for rent to be paid without deducting tax. We charge a fixed one-off fee for this service.

Registration with HMRC	£300
Applying for gross rents	£300

Where applicable, VAT will be added at the relevant rate.

Capital gains tax on sale of residential property

We can deal with completion and filing of the NRCGT return, advising of the most beneficial tax election to make and calculating the CGT.

This is charged on a time-spent basis as each case is different.

Annual UK tax returns

We can prepare and file annual tax returns for non-UK resident individuals who rent out their UK property.

Our charging structure is currently:

1 rental property:	
• Individual:	£550
• Couple:	£750
2 rental properties:	
• Individual:	£650
• Couple:	£850
3 rental properties:	
• Individual:	£750
• Couple:	£950
More than 3 properties:	£POA

Where applicable, VAT will be added at the relevant rate.

2. Company ownership

If you own a UK residential property through a non-UK company you will be required to:

- Register the company with HMRC and file UK tax returns if the company rents out the property.
- Apply to have the rent paid to the company without tax deducted. This is optional but can be beneficial if the company's actual UK tax liability is less than the tax deducted at source.
- File Annual Tax on Enveloped Dwellings (ATED) returns if the value of the property exceeds £500,000.
- File a non-resident capital gains tax return within 30 days of the property being sold.

HMRC impose penalties for non-compliance with the above requirements.

Registering with HMRC and gross rents

We can assist you in registering with HMRC and applying for rent to be paid without deducting tax. We charge a fixed one-off fee for this service.

Registration with HMRC	£300
Applying for gross rents	£300

Where applicable, VAT will be added at the relevant rate.

Capital gains tax on sale of residential property

We can deal with completion and filing of the NRCGT return, advising of the most beneficial tax election to make and calculating the CGT. This is charged on a time-spent basis as each case is different.

ATED returns

We can prepare and file ATED returns each year and advise of the tax due. We charge a fixed annual fee of £500, plus VAT if applicable.

Capital gains tax on sale of residential property, both general and ATED-related. We can deal with notifying HMRC of the property sale, calculating the tax due and, where applicable, advising on available elections. This is charged on a time-spent basis as each case is different.

Annual UK tax returns

Where non-UK companies receive UK rental income, we can prepare and submit their annual Non-resident Company Tax Return and advise the company of the tax due.

We charge on a fixed fee basis, based on the number of properties rented out.

Our charging structure is currently:

1 rental property:	£750
2 rental properties:	£950
3 rental properties:	£1150
More than 3 properties:	£POA

Where applicable, VAT will be added at the relevant rate.

Contact us

If you would like more information, please contact one of our tax specialists.



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