



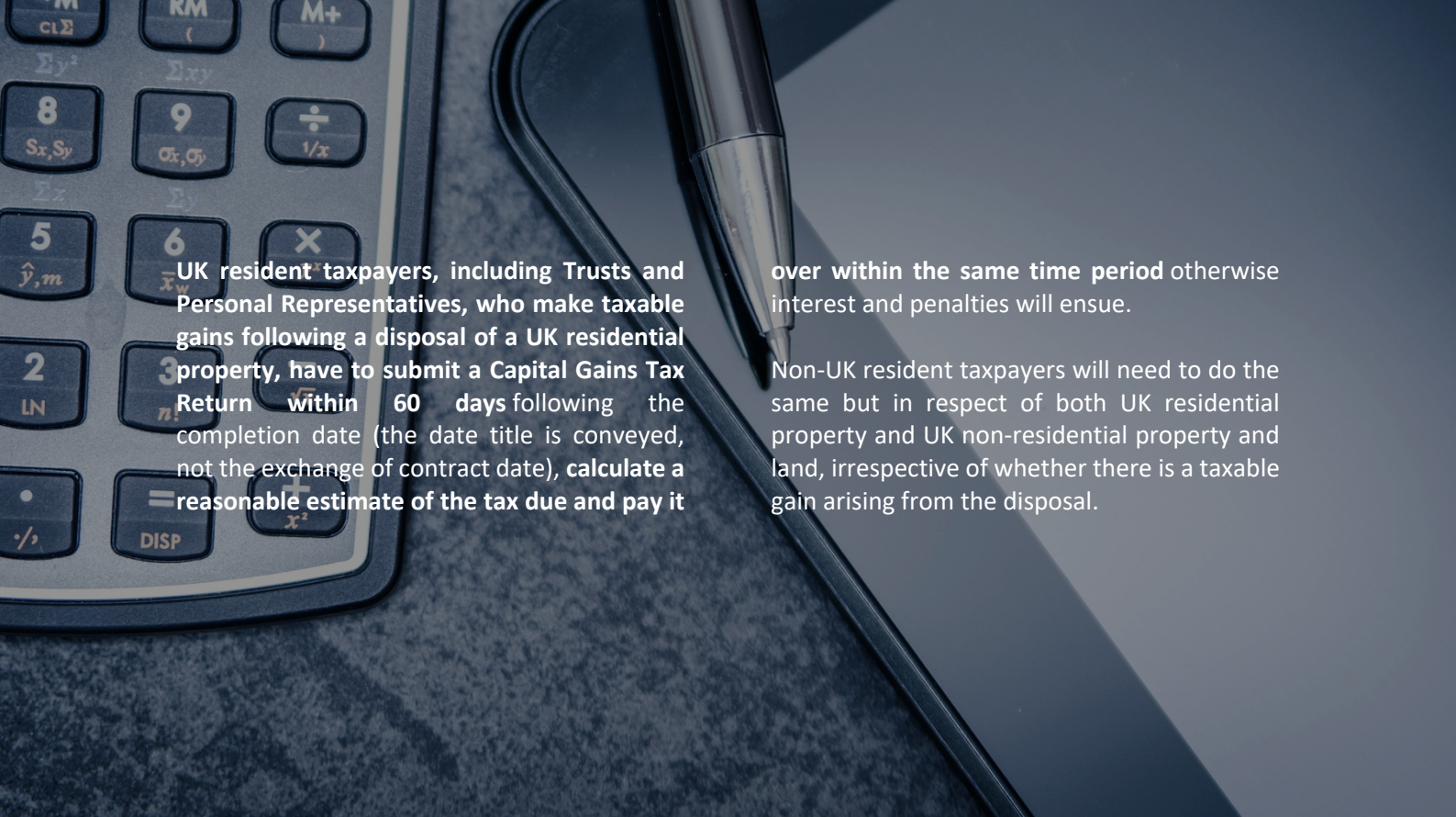
Are you about to sell a UK residential property?

Are you ready to **complete the
new Property Tax Return?**

Have you gathered information to
calculate the possible tax on sale?

Have you set up an online *Capital Gains Tax on UK
property account* with HM Revenue & Customs?

Given the **60-day deadline** for submitting the Property Tax Return and paying the tax it is worth making sure all of this is in place before the property is sold, especially if the tax bill is to be kept as low as possible.



UK resident taxpayers, including Trusts and Personal Representatives, who make taxable gains following a disposal of a UK residential property, have to submit a Capital Gains Tax Return within 60 days following the completion date (the date title is conveyed, not the exchange of contract date), calculate a reasonable estimate of the tax due and pay it

over within the same time period otherwise interest and penalties will ensue.

Non-UK resident taxpayers will need to do the same but in respect of both UK residential property and UK non-residential property and land, irrespective of whether there is a taxable gain arising from the disposal.

Your next steps

- 1) **Set up Capital Gains Tax on UK property account.** [Click this link](#) and then press the 'Start' button
- 2) **Enter your *Government Gateway User ID* and *password***, you will then be texted an access code.
- 3) **Enter that access code** and it will take you through to the Capital Gains Tax Service page.
- 4) **Click on 'Create an account'**. This will generate an account number (12 digits).
- 5) **Retain these details.**
- 6) Let us know when you are ready, we can then;
 - a. **Provide you with a *fact find* and *checklist*** to help you gather everything needed to complete the Property Tax return, and keep your tax bill to a minimum.
 - b. **Liaise** to get your online Property Tax Return set up.
 - c. **Help you meet your filing obligations and advise on ways to save tax.**

Fyfe Moir & Associates