



Landlords urged to 'do the maths' as buy to let market sees last minute homes under the hammer rush

Buy to let landlords need to carefully check out the financial pros and cons before rushing to beat the taxman...

[click here](#) for the facts ...

More bad news for BTLs: Wear and Tear changes

The rules which start to come in from April 2017 restricting tax relief on loans to buy BTLs; and the 3% SDLT surcharge on second homes and BTLs comes in from 1 April 2016. Of course, if you haven't borrowed money to buy your BTL and you don't buy another one, the first two changes won't affect you. But the third change, which we discuss below, will affect all landlords letting furnished residential property.

For explanation on all the changes [click here](#) ...

Letting slips: make sure you claim all expenses

Broadly speaking, taxable profits of a rental business are worked out in the same way and using the same principles as taxable profits of a trading business. In particular, the incidental costs of loan finance are normally fully deductible (this is of course changing from April 2017 for residential buy-to-lets – see [here](#) – but that is not what this note is about).

[Click here](#) to read what IT IS about ...

Purchase of rental businesses: don't trip up on TOGC

When buying a property rental business, ensuring that the transaction is treated as a transfer of a going concern ("TOGC") for VAT purposes is important. Although VAT will normally be recoverable, so that the VAT is "only" a cash-flow cost, remember that Stamp Duty Land Tax is chargeable on the VAT-inclusive consideration – so failure to secure TOGC treatment will create an additional permanent SDLT cost of...

To read more on the costs and other considerations [click here](#) ...

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