

Landlord tax return checklist

Tax year

Do I need to pay...

Rental income tax

The tax you pay on the profit you make from renting your property.

Council tax

The tax you pay to your local council if you own or rent a home.

Capital gains tax

The tax you pay when you sell your second home for a profit.

Stamp duty

The tax you pay when you buy any property in the UK.

Registering for Self Assessment...

deadline: 5th of Oct

Create my [business tax account](#)

[Government gateway ID](#):

[UTR number](#):

will take 10 days to arrive in the post

Round up all of my...

HMRC might ask for copies

Tenancy agreements
Rent book
Invoices
Receipts
Bank statements

These will help show how you've worked out your profit

Can I claim...

Property allowance

The first £1000 you receive in rent from your tenants is tax-free.

The Rent a Room scheme

Earn up to £7,500 a year tax-free from letting out part of your main home.

Replacement of domestic items relief

You can claim tax relief on anything you spend replacing items such as beds, fridges, and sofas.

Allowable expenses

You can deduct expenses that are solely for the purpose of renting out the property.

Employed income...

if applicable

P60 form

P45 form

National Insurance number:

Don't forget to include your employed income on your tax return too!

And finally...

drumroll

Total tax estimate:

Use our [tax calculator](#) for a quick estimate