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THE PROPERTY PRIVATE OFFICE

Property Search ♦ Project Management ♦ Interior Architecture & Design  
Advisory ♦ Investment ♦ Home Management



## REFLECTIONS FROM RFR SDLT and divorce: a bitter pill to swallow

A recent advisory mandate left us scratching our heads as the judge ruled that a divorcing client moving out of the family home wouldn't receive any specific help with SDLT. You can make a case for a new set of teaspoons it would seem but when it comes to finding the huge slug of SDLT payable on the purchase of a relatively modest new home in London with room for the kids to stay, you're on your own!

On top of this, the November Budget's attempt to redress the situation where a divorcing party moving out of the family home but retaining a share in it (perhaps an interim arrangement until children fly the nest?) would get nobbled with the extra 3% SDLT payable on purchases of additional properties, has fallen somewhat short. HMRC confirms that, in order to avoid this, the parties need a formal "property adjustment order" – expensive and irritating for couples who have chosen to divorce amicably outside the court system.

Surely time for a rethink?

At RFR, we are proud of our work helping divorcées and divorcés make the best property-related decisions for themselves and their families:

- sourcing alternative options to buy or rent (and overseeing negotiations, due diligence and the transactional process);
- reviewing valuations; and
- advising on projects/interior design to make new homes work, whatever the circumstances.

**If you have any comments or questions on the above, please do contact Clare or any member of the RFR team.**

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We (RFR's Advisory Team) advise private clients through the myriad of issues which can impact the value and enjoyment of their residential property to a positive outcome. For a closer look at the work that we do, please click here to view a copy of our Advisory Brochure.

If you or your clients need help to find a way through a complex property issue or to achieve something desirable where the obstacles to entry seem insurmountable, then please do contact Victoria or Richard on 020 3871 5800.

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