



Capital Gains Tax

60 Day Report Rules Guidance

The deadlines for filing and paying Capital Gains Tax (CGT) arising on the disposal of an interest in a UK property changed on 6 April 2020. These changes apply to both UK residents and non-UK residents.

Set out below are the following steps:

- What you need to do to register for the new reporting requirement with HMRC.
- What you need to then do to authorise Moore Thompson to act on your behalf in reporting the CGT to HMRC.
- What information will be needed by either you or the team here at Moore Thompson when we look to complete the return.

STEP 1: You must set up a Government Gateway Account if you do not have one

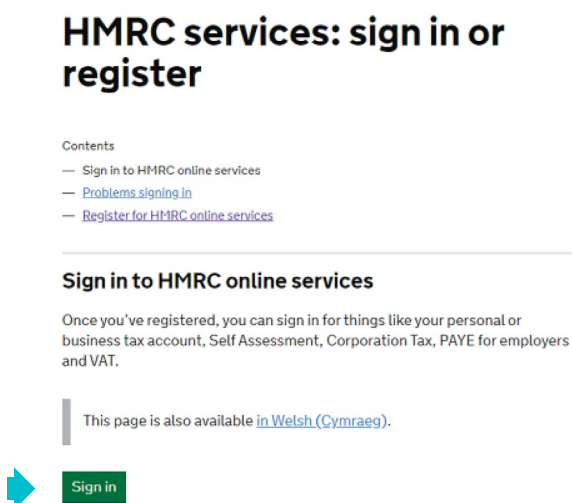
If you already have a digital tax account that you access, you will already have a Government Gateway Account.

If not:

Instructions on how to create Government Gateway Account are below:

1. Go to HMRC's website: www.gov.uk/log-in-register-hmrc-online-services.

2. Click the GREEN "Sign in" button.



HMRC services: sign in or register

Contents

- [Sign in to HMRC online services](#)
- [Problems signing in](#)
- [Register for HMRC online services](#)

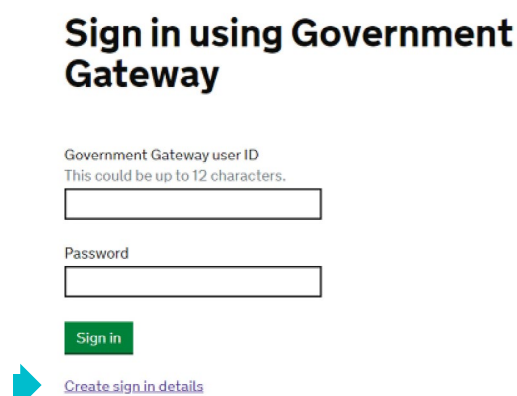
Sign in to HMRC online services

Once you've registered, you can sign in for things like your personal or business tax account, Self Assessment, Corporation Tax, PAYE for employers and VAT.

This page is also available [in Welsh \(Cymraeg\)](#).

[Sign in](#)

3. Click "Create sign in details".



Sign in using Government Gateway

Government Gateway user ID
This could be up to 12 characters.

Password

[Sign in](#)

[Create sign in details](#)

4. Enter your email address where asked.


5. You will now be emailed a confirmation code. Use this code to confirm your email address.

6. You will now be issued with a User ID for your Government Gateway Account. Please save this and keep it somewhere safe because if you lose it, it can create a lot of work in the future.

STEP 1A: Newly created Government Gateway Account – Need to set up additional security and identification verification by HMRC

1. If you have just created your Government Gateway Account then you will have to:
 - a. Create additional login security details.
 - b. Have your identification verified by HMRC before you can proceed to set up a Capital Gains Tax Reporting Account.
2. The following option box will appear. Select “Individual”.

Choose the type of account you need

 **Individual**
Includes personal tax account, tax credits, Self Assessment and Child Benefit

Organisation
Includes limited companies, partnerships, charities, trusts and estates

Agent
Includes accountants acting on behalf of clients, payroll bureau and bookkeepers

[Continue](#)

3. Followed by:

You need to set up additional security

This is to make sure only you can sign in.

[Continue](#)

4. Select the option most relevant to you for receiving access codes.

How do you want to get access codes?

- Text message**
Get codes sent to a mobile phone.
- Voice call**
Get codes by automated message to a UK mobile or landline.
- Authentication app for smartphone or tablet**
Get codes generated by an authentication app on your mobile device such as a smartphone or tablet.

Continue

You've set up additional security

Every time you sign in we will request an access code.

If you've set up more than one security preference you'll be able to choose how you get the access code.

Continue

5. HMRC will then look to confirm who you are.

We just need to confirm who you are

We're going to ask you some security questions based on information HMRC hold on you.

This is to help protect your data.

Continue

6. Complete the requested personal details.

Confirm your identity

Enter your details

This is to help us confirm who you are, so we know what questions to ask you.

First name

Last name

National Insurance number

It's on your National Insurance card, benefit letter, payslip or P60.
For example, QQ123456C

[I do not know my National Insurance number](#)

7. If you have a valid UK passport this is the quickest form of verification. If you do not have a valid passport, select “No” and proceed through the additional credit check verification options provided.

Do you have a valid UK passport?

Yes No

[Continue](#)

[Get help with this page.](#)

Confirm your identity

We need your consent to share your information

To confirm your identity using your passport details, we need your consent to share the information you give us with HM Passport Office.

For details about how we store and process your information, see our [privacy notice \(opens in new window or tab\)](#).

Do you consent to HMRC sharing your passport details with HM Passport Office?

Yes No

[Continue](#)

Your UK passport

Enter your details exactly as they appear on your passport.

▶ [Where to find these details on your passport](#)

Passport number

Your passport number contains up to 9 numbers and no letters.

Surname

Exactly as it appears on your passport.

Given names

Enter all given names, as they appear on your passport.

Expiry date of your passport

For example, 31 MAR 2026

8. Once verified by HMRC you can proceed to **STEP 2: Setting up a Capital Gains Tax reporting account with HMRC.**

STEP 2: Setting up a Capital Gains Tax reporting account with HMRC

1. Before you start ensure you have the following information about the property sold ready:

- Property address and postcode.
- Date you got the property.
- Date you exchanged contracts when you were selling or disposing of the property.
- Date you stopped being the property's owner (completion date).
- Value of the property when you got it.
- Value of the property when you sold or disposed of it.
- Costs of buying, selling or making improvements to the property.
- Details of any tax reliefs, allowances or exemptions you're entitled to claim.
- Property type, if you're a non-resident.

2. Go to the GOV.UK website at:

www.tax.service.gov.uk/capital-gains-tax-uk-property/start/report-pay-capital-gains-tax-uk-property?_ga=2.245893127.2044502986.1586156364-921708348.1578308931

This will take you to the page shown below, then click the GREEN "Start" button.

Report and pay Capital Gains Tax on UK property

You may have to pay [Capital Gains Tax](#) if you make a profit ('gain') when you sell (or 'dispose of') property that's not your home. For example, buy-to-let properties, land or inherited property.

In most cases you do not need to pay the tax when you [sell your main home](#).

! For UK property disposals made from 6 April 2020, you have 60 days after the property's completion date to report and pay any Capital Gains Tax due on your UK property disposals.

How to report and pay the tax

You'll need to create a Capital Gains Tax on UK property account before you can report and pay the tax using this service.

If you're a resident or representing a trust, you can use this service to:

- report the disposal of UK residential property or land made from 6 April 2020
- pay any tax you might owe for that disposal
- view your previous and current returns

If you're a non-resident you must use this service to report sales or disposals from 6 April 2020 of:

- residential UK property or land
- non-residential UK property or land

If you're a non-resident, you must report all sales or disposals of UK property, even if you have no tax to pay or have made a loss.



3. Sign in using your newly created Government Gateway Account details and click the GREEN “Sign in” button.

Sign in using Government Gateway

Government Gateway user ID
This could be up to 12 characters.

Password

[Sign in](#)

[Create sign in details](#)

4. You will be sent an access code to confirm login and click the GREEN “Continue” button.

Enter the access code

We have sent a 6 digit access code to xxxxxxxxxxxx
It may take a few minutes to arrive

Access Code

Remember me for 7 days

[Problems receiving this code?](#)

[Continue](#)

5. Once logged in, the system will create you a “Capital Gains Tax on UK Property Account Number”.

This number will be 15 characters long and include six letters followed by nine numbers (example: XKCGTP000000001).

You can then click the GREEN “Start new return” button if you wish to complete the return yourself or provide Moore Thompson with the following:

- Your newly set up Capital Gains Tax Property Account Number.
- The UK postcode or country of residence – these details must match your Capital Gains Tax on UK property account details.

XXXXXXXXXXXXXXXX

Capital Gains Tax on UK property account home

Account number: xxxxxxxxx

[Start new return](#)

QUESTIONS & ANSWERS

CGT: The new rules from 6 April 2020

I'm a UK resident and I want to sell a residential property in the UK, what's changing?

If you are a UK resident and you sell or dispose of a UK residential property which isn't the house where you normally live, then there may be CGT to pay. If there is CGT to pay, then you must tell HMRC about the gain and pay any CGT due within 60 calendar days from the date of completion.

What if I don't live in the UK?

If you're a non-UK resident you must continue to report sales or disposals of interests in UK property or land, regardless of whether there is a gain or not. You need to do that within 60 calendar days and from 6 April 2020 you can no longer defer payment via your Self Assessment return. You must also pay the CGT within 60 days. You can find out more on GOV.UK.

What do you mean by a UK residential property?

The new requirement to tell HMRC and pay CGT applies when the gain is a residential property gain. In broad terms this type of gain will arise on the disposal of an interest in land that included a dwelling at any time e.g. the freehold of a property. The most common type of residential property gain that will arise would be the disposal of an investment property you might have e.g. a holiday home that you own in the UK, or it could be a house that you have inherited or one that you rent out.

Are all disposals of UK residential properties within these new rules?

If you are a UK resident, you don't need to do anything if the gains are not charged to CGT. This could be because they are fully eligible for Private Residence Relief; or because any gain (along with other gains from residential property in the tax year) are within your annual exempt amount; or because the property has been transferred to your spouse or civil partner.

Also, if a UK residential property was acquired to develop and re-sell then this would be a trading transaction and any profits would be chargeable to Income Tax. These profits should be returned in your Self Assessment Return for the year. If it is not a trading transaction, then the CGT rules will apply.

When do I have to tell HMRC and pay the CGT?

You need to tell HMRC about the disposal and pay any tax due within 60 calendar days from the date of completion.

Does the 60-day period only apply to residential property disposals?

The 60-day period applies when you sell or dispose of a UK residential property. It also applies to direct and indirect disposals of non-residential property by non UK residents. The sale or disposal of all other assets attracting a CGT liability have the normal Self Assessment deadlines.

What if I sell the house I live in?

Normally if you sell the house where you live you don't have to pay any CGT. This is because Private Residence Relief is likely to apply. But if you have let out part of your house or used part of it as a business, then you need to check. You can find out more on GOV.UK.

How do I tell HMRC about a capital gain and CGT liability on the disposal of a residential property in the UK and how do I pay the tax?

If you are a UK resident and you sell a UK residential property you must tell HMRC about the gain and pay the tax due within 60 calendar days of completion of the sale. From 6 April HMRC introduced an online service on GOV.UK so that people can notify and pay the CGT due on the gain.

What if I'm a UK resident and I sell a property abroad?

If you sell a property abroad and you make a capital gain on it, you should put the information in your Self Assessment return as normal. If you prefer you can pay the CGT due using HMRC's Real Time Capital Gains Tax Service however you will also still need to put the details on your Self Assessment tax return. If you sell a property abroad, you don't need to notify and pay any gains on that transaction within 60 days from completion.

What happens if I don't tell HMRC about the Capital Gain on a UK residential property within 60 days and there is a CGT liability?

To help those selling properties familiarise themselves with the change in the rules and a new on-line process, HMRC is allowing a period of time to adjust and will not issue late filing penalties for CGT payment on account returns received late up to and including 31 July 2020.

For UK residents, this means transactions completed between 6 April and 30 June 2020 and reported up to 31 July 2020.

Transactions completed from 1 July 2020 onwards will receive a late filing penalty if they are not reported within 60 calendar days.

Interest will accrue if the tax remains unpaid after 60 days.

Difficulties paying the capital gains tax liability due

For many people the tax due on the Capital Gain arising on the disposal of a property will mean they have received a substantial amount of money from the proceeds. Most will therefore be in a good position to pay the tax due. The Government does recognise there will be some who experience difficulty though. And that's why HMRC will be taking a flexible approach to dealing with requests for time to pay, on a case by case basis.

For example, if they have gifted the property. If you are experiencing financial difficulties at this time and cannot pay your tax bill you can find more information about the help available on GOV.UK.

What about other capital gains?

Gains can arise on disposal of lots of other things, so for example works of art, antiques, any personal possessions worth £6,000 or more (but not your car), shares, crypto assets (e.g. Bitcoin), or business assets. Gains on non-UK residential property assets for UK residents continue to be declarable in the Self Assessment return as normal or by using HMRC's Real Time Capital Gains Tax Service.

Do I still have to complete a Self Assessment (SA) Return?

There are many reasons why people need to complete a Self Assessment (SA) return. You should continue to complete the SA return if your circumstances are such that one is required. The SA return requires details of all income and gains for the year so this includes any gains that you may already have reported and paid within 60 days.

If you are reporting a 'one off' disposal and you have no other reason to complete the SA return you will not need to register for Self Assessment. You no longer need to register for Self Assessment solely for the purpose of reporting a residential property disposal.

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