Hello

I would like to make one point about the new LBTT rates. I do not think that government should influence the property market by setting seemingly arbitrary price bands and percentages. This leads to a false market, e.g. by depressing property sales at the higher end and at certain price points, and encouraging buyers and sellers to find ‘clever’ ways around going into a higher price bracket, influence property valuations, and the type of houses being built.

It would seem simpler, and more open and transparent, if there was a set LBTT rate, e.g. 5% across all property sales. Those buying lower-priced property will still naturally pay less tax whilst those purchasing higher priced properties will still pay more tax, but the system would be fairer as everyone would be paying the same percentage. It would also not unfairly penalise those whose property happens to slip up into the next price bracket perhaps due to house prices rises, particularly in the case of the jump from 5% to 10% at the £325,000 level. I don’t believe it is the role of government to artificially influence the housing market, or to choose to penalise those whose house value has moved from, say, 324,000 to 326,000 by charging them over £16,400 more. A large number of homes in Aberdeen, Edinburgh and other cities and city suburbs will come within this price bracket, particularly hitting those buying family-sized homes.

I understood the introduction of LBTT was to avoid such seemingly unfair practice, but instead it appears to quite deliberately penalise a particular group of buyers and sellers. I also believe there are other, better, ways for the government to still support those who are trying to get onto the housing ladder at the lower end, e.g. by reduced or zero deposits.

Please introduce a system which is fair to all.

Lynn Powell