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18 of the new structures and buildings allowance which will save many property companies thousands of pounds. Changes to the annual investment allowance and why carefully timing company expenditure on electrical systems, plumbing, heating and air conditioning can make the difference between getting tax relief in one year or over more than 40 years.

## *Using a Property Company to Save Tax - Taxcafe*

Why might investors want to use a limited company? From a purely financial perspective, there are three obvious reasons why you

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18 might want to hold property as a company rather than yourself. 1. Tax treatment of profits. If you own a property in your own name, the profits you make from renting it out will be added to your other earnings (such as from your job) and taxed as income tax. But if instead you hold it within a company, the profits will be liable for Corporation Tax instead.

*Buying through a company:  
the pros and cons | Property  
Geek*

Registering your property in a company allows you to, at the time of acquisition of the immovable property, sign

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18 The agreement of sale on behalf of a company “to be formed”. The downside of this method is that there is a higher rate of transfer duty and CGT payable than by individuals. Annual financial statements must also be submitted.

## *Buying property in a company - Buying, Advice*

Switching property to a company The transfer of existing properties into a company would be treated as a sale by you to the company and you would be liable to Capital Gains Tax (CGT). You might also face a stamp duty charge for any property over the sum of £125,000. This



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18 could make the switch very expensive.

## *Buying property Through a limited company*

Buying properties through a company allows you to avoid the harsh reductions in landlord tax relief that have recently been introduced. Instead, a corporate setup lets you continue off-setting your buy-to-let mortgage interest against your profits, which are subject to Corporation Tax of 19 per cent rather than the higher individual income tax rates.

*Landlords set up companies for buy-to-let benefits*

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18 property investment company can be is a tax efficient vehicle see: Buy-to-let ownership: personal v company? (subscribers) the detailed version of this guide, see also: IHT: investment company shares; Family Investment companies ; For further general advantages of using a company see Sole Trader v Limited Company ; New property business

*Buy-to-let ownership: personal or company? - RossMartin.co.uk*

A property holding company could be a great way of reducing your income tax liabilities. You may use

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18 property limited companies to buy and hold or flip  
Consultations

*Using holding companies as a property investor • Optimise*  
Once you've officially set up your company, you'll need to register for corporation tax. Again, this needs to be done through Companies House - you can arrange this online using your 10-digit unique taxpayer reference (UTR), that will be sent to your company address within a few days of becoming incorporated.

*How to set up a Buy to Let Limited Company |  
moneyfacts.co.uk*

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18 Drawing equity from a personally owned portfolio wouldn't give rise to an income tax liability, should you want to use the funds personally on your main residence or to gift to children, for example.

Whereas drawing equity from a portfolio within a limited company, would be treated as dividend income, with the additional tax liabilities thereon.

*Pros and Cons of using a limited company to hold rental prop*

“Using a limited company can reduce your tax bill,” says Paul Elliott, head of specialist lending at John

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18 Charcol. “Although the amount of tax relief available to individual landlords is being cut...

*Should landlords set up a buy-to-let limited company?*  
Purchases in the name of a trust/trust company are becoming an increasingly attractive option in light of the new taxes on companies owning residential properties worth more than £2M. It is expensive to transfer a property into the name of a company at a later stage. Advantages of using an offshore company. The main benefits are as follows:

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*18 Using an offshore company to buy and sell UK residential*

...

When you let out a property, you'll need to have an Assured Shorthold Tenancy Agreement (AST) drawn up, outlining the contractual terms of the let. If you use an agent, they'll deal with this for you. Many letting agents use templates provided by membership organisations such as ARLA, which offers seven different templates.

*Using a letting agent - Which?*

The second ground is if the tenant's business would significantly increase wear

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18 and tear to the property. For several types of home business this shouldn't be a worry - many small businesses can be run just by using a computer, from writing and translating services to web design and development, consultancy, and even some start-ups.

*Can a tenant run a business from my property?*

Essentially, a property should be transferred into a Limited Company at market value. It would appear your thought is ultimately holding your PPR in the limited company, creating a "private use" situation, which can be fraught with

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18 problems.

*Selling a property to your own ltd company*

Another advantage of using a company to manage your properties is that it is easier to manage the ratio of ownership in the properties by adjusting the share capital.

*Can I use a company to manage my property portfolio?*

A. When buying a commercial property to convert to a single home, there are two main funding options. The first is a self-build mortgage which - despite the name - can be used to fund



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18 the conversion of property, not just building one from scratch.

*Q&A: Converting commercial property to residential - Zoopla*

One of the main reasons for hiring a property management company is the distance from your investment property to your home. If your property is located in another state or faraway city, it will be increasingly difficult to carry out your landlord duties. Your commute to the property should be no more than 45 minutes.

*Why Should You Use a Property Management Company?*

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18 Summary Careful planning is required before transferring property to a company, as the initial costs may outweigh any benefits in the short term. It might be more beneficial for new property purchases to be put into a company, however, if the plan is to hold the property for the long term.

*Buy to let ownership options  
- L&C Mortgages*

8 Benefits Of Using A Property Management Company  
By hiring a professional property manager, you can add great value to your rental property investments, which is why so many experienced real estate

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18 investors agree that working with a good management company is the best thing.

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