

Equity release

ER1 2025–26 edition

Web update 3: 03 March 2026

Please note the following update(s) to your copy of the **ER1** study text:

Chapter 7, section A4, page 7/8

The figure should now read (amendment in **bold**):

SDLT rates for 2025/26						
Residential SDLT			First-time buyers' SDLT		Commercial property SDLT	
Slice of prop. value	Rate %	Rate % (additional property)	Slice of prop. value	Rate %	Slice of prop. value	Rate %
Up to £125,000	0	5*	Up to £300,000	0	Up to £150,000	0
The next £125,000 (up to £250,000)	2	7	The next £200,000 (£300,000 to £500,000)	5	The next £100,000 (£150,001 to £250,000)	2
The next £625,000 (£250,001 to £925,000)	5	10			The remaining amount (Over £250,000)	5
The next £575,000 (£925,001 to £1.5m)	10	15				
The remaining amount (over £1.5m)	12	17				