



Income from letting property

We are writing to you because you are, or have been, a landlord who lets property.

Our information shows that you have put a deposit in a 'Tenancy Deposit Scheme'. We have compared this information with what you have told us on your Self Assessment (SA) tax return for the year ending 5 April 2021. Our comparison suggests you may not have told us about all of your rental income.

If you have sold or disposed of a rental property recently, you may also have to pay Capital Gains Tax on any profit made on that sale or disposal..

What you need to do now for the tax year ending 5 April 2022

You need to make sure you tell us about all of the rental income you received on your SA tax return for the tax year ending 5 April 2022.

You can find an explanation on what rental income is and when you should report it on a SA return on our website. Go to **GOV.UK** and search 'work out your rental income when you let property'.

If you have already sent us your tax return for the tax year ending 5 April 2022, please check that you have told us about all of your rental income on it. If you need to amend your tax return, you must do this by 31 January 2024.

To find out how to amend your SA tax return, go to **GOV.UK**, search 'Self Assessment corrections' and select 'If you need to change your return'.

If you also find that you need to pay Capital Gains Tax, you must also report the Capital Gain on your SA tax return. For more information about Capital Gains Tax go to **GOV.UK** and search 'Capital Gains Tax'.

Review your SA tax return for the tax year ending 5 April 2021

You also need to check that you reported all of your rental income for the above tax year on your SA tax return.

If you need to amend your tax return for the above year, you must do this within 30 days from the date of this letter.

If you have reviewed your income and you do not need to make an amendment to your SA tax return for the above tax year, you do not need to do anything.

This letter is not a formal compliance check into your SA tax return. However, if we do open a formal compliance check at a later date and find that you have not reported the right amount of income or paid the right amount of tax, we can charge you a higher penalty.

For help and advice

If you have any questions after reading our guidance, please contact us. You can email us at responseteam6@hmrc.gov.uk or phone us on 03000 575 687.

For help to fill in your tax return correctly, go to **GOV.UK** and search 'get help with Self Assessment returns'.

If you have any health or personal circumstances that may make it difficult for you to deal with us, please let us know. We'll help you in whatever way we can. For more information about this, go to **GOV.UK** and search for 'get help from HMRC if you need extra support'.