STATUTORY INSTRUMENTS

2026 No. 156

ANNUAL TAX ON ENVELOPED DWELLINGS

The Annual Tax on Enveloped Dwellings (Indexation of Annual Chargeable Amounts) Order 2026

Made - - - - 24th February 2026

The Treasury make this Order in discharge of the duty imposed by section 101(5) of the Finance Act 2013(**1**).

Citation

1. This Order may be cited as the Annual Tax on Enveloped Dwellings (Indexation of Annual Chargeable Amounts) Order 2026.

Chargeable amounts

2. The amounts that by virtue of section 101 of the Finance Act 2013 (indexation of annual chargeable amounts) are to be the annual chargeable amounts for chargeable periods beginning on or after 1st April 2026 are determined in accordance with the following table, by reference to the taxable value of the interest on the relevant day(**2**).

Annual chargeable amount	*Taxable value of the interest on the relevant day*
£4,600	More than £500,000 but not more than £1 million.
£9,450	More than £1 million but not more than £2 million.
£32,200	More than £2 million but not more than £5 million.
£75,450	More than £5 million but not more than £10 million.
£151,450	More than £10 million but not more than £20 million.
£303,450	More than £20 million.

(**1**) 2013 c. 29.
(**2**) "Chargeable periods", "relevant day" and "taxable value" are defined, respectively, by sections 94(8), 99(5) and 102 of the Finance Act 2013. Section 102 was amended by section 71 of the Finance Act 2015 (c. 11).

Gen Kitchen
Christian Wakeford
Two of the Lords Commissioners of His Majesty's Treasury

24th February 2026

EXPLANATORY NOTE

(This note is not part of the Order)

This Order fulfils the indexation requirements in section 101 (indexation of annual chargeable amounts) of the Finance Act 2013 (c. 29) in respect of the annual chargeable amounts which are increased by reference to the consumer price index (CPI). The annual chargeable amounts for the annual tax on enveloped dwellings are set out in section 99 (amount of tax chargeable) of that Act.

The annual chargeable amounts are increased by 3.8%, based on the September 2025 CPI, rounded down to the nearest £50, and have effect in relation to chargeable periods beginning on or after 1st April 2026.

A Tax Information and Impact Note has not been prepared for this instrument as it gives effect to previously announced policy and relates to routine changes following a predetermined indexation formula.