Cranleys
CHARTERED ACCOUNTANTS



CRANLEYS' CLEVER CHECKLISTS · No. 05 · GAINS, PROPERTY AND ESTATES

Capital Gains Tax Checklist 2026/27

Tick it, print it, pin it up. Every box you cannot tick is a conversation worth having.



By Colin Davison FCA, Managing Partner, Cranleys Chartered Accountants. In practice since 1998. Reviewed 15 November 2026 against the 2026/27 rules.

THE QUICK ANSWER

Capital gains tax is 18% or 24% in 2026/27 on gains above a £3,000 annual exemption. UK residential property must be reported to HMRC within 60 days. Use both spouses' exemptions, claim losses within four years, and check relief conditions before you sell, because most cannot be added afterwards.

THE KEY FIGURES

2026/27 figure	Amount
Annual exempt amount	£3,000 (£1,500 for most trusts)
CGT rates	18% basic rate, 24% higher rate (all assets)
Business asset disposal relief	18% on up to £1m lifetime gains
Lifetime limit from 6 April 2027	£500,000 (announced)
UK property reporting	60 days from completion
Loss claims	within four years of the end of the tax year

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The checklist, box by box

	The check	What to do	Keep as evidence
☐	**Is the £3,000 annual exemption used before 5 April?**	It cannot be carried forward. Both spouses have one. Consider gifts between spouses, which are no gain, no loss, before a sale.	Disposal records, spouse transfer records
☐	**Is the 60 day UK property return filed?**	A residential property gain must be reported and any tax paid within 60 days of completion, even if no tax is due in the end.	Completion statement, return submission receipt
☐	**Do you meet the BADR conditions for two years?**	At least 5% of shares and votes, an officer or employee, and a trading company, for 24 months before the sale.	Share register, board minutes, accounts
☐	**Have losses been reported within four years?**	Reported losses can be used later. Unreported ones are lost. Worthless shares can use a negligible value claim.	Loss schedule, return
☐	**Is main residence relief available?**	The home plus the final nine months before sale. Lettings relief applies only where you shared the home with the tenant.	Occupation records, utility bills
☐	**Did you apply the 30 day matching rules?**	Buying back within 30 days means gains and losses match to the new purchase, not the old shares.	Contract notes



MY PRO TIP

two spouses, two £3,000 exemptions. Do not waste either.

A worked example

A higher rate taxpayer sells shares for a £25,000 gain. After the £3,000 exemption, £22,000 is taxed at 24%, giving £5,280 of tax. If half the shares had first been transferred to a spouse who is also a higher rate taxpayer, each uses a £3,000 exemption. The tax is £4,560, saving £720.

The trap to avoid

Claiming main residence relief on a property you never lived in as your main home. HMRC looks at occupation records. A fake claim brings tax, interest and penalties.

Test your accountant

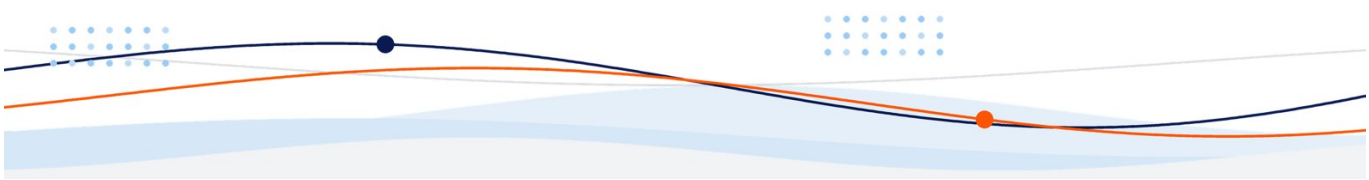
One question that tells you if you have the right adviser:

Which reliefs apply to my sale, and is it better to sell before or after 6 April 2027?

What has changed recently

- Business asset disposal relief is 18% for 2026/27. The Budget announced that the lifetime limit falls to £500,000 for disposals from 6 April 2027.
- A proposed Founders' Relief is in consultation to 30 November 2026. It is not law, so do not plan around it yet. See the business sale checklist.
- Crypto swaps are disposals. See the cryptoassets checklist.

Questions I get asked



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What are the capital gains tax rates for 2026/27?

18% where gains fit in the basic rate band and 24% above it. These rates apply to residential property and other assets alike.

What is the capital gains tax allowance in 2026/27?

The annual exempt amount is £3,000 for individuals. It is use it or lose it each tax year.

Do I need to report a property sale within 60 days?

Yes. If you sell UK residential property and there is a gain, you must report and pay within 60 days of completion. Late filing brings penalties and interest.

How much is business asset disposal relief?

18% in 2026/27 on up to £1m of lifetime gains if you qualify. The limit is announced to fall to £500,000 for disposals from 6 April 2027.

The 9 CAD Keys link: Alignment

Alignment means your plan, your tax and your goals pull in the same direction. A sale should fit your exit plan and your tax position, not fight them.

Colin's 9 CAD Keys. CORE: Clarity, Capability, Consistency. ADVANCED: Analysis & Positioning, Alignment, Acceleration. DYNAMIC: Differentiation, Dexterity, Development. Score each key 1 to 5 in the free Business Value Assessment Scorecard, total out of 45. *Freedom is built. One CAD Key at a time.*

Tick these next

Tax checklist 27
Business Sale, Exit and Succession Tax Checklist 2026/27

Tax checklist 25
Cryptoassets Tax Checklist 2026/27

Tax checklist 19
Property and Landlords Tax Checklist 2026/27

Tax checklist 08
Inheritance Tax Checklist 2026/27: Nil-Rate Bands and Gifts

Go deeper: my books

For this topic, start with **Business Tax Secrets**, part of The Cranleys Business and Tax Secrets Series: Property Tax Secrets, Inheritance Tax Secrets, Business Tax Secrets, Starting Up Secrets, Business Growth Secrets and Business Exit Secrets. The books are launching soon. Join the launch list at cranleys.online/books and I will tell you the moment each one is released.

YOUR NEXT STEP

Ring me. Free draft plan, no hard sell.

I will build you a free draft tax plan or business plan on my 9 CAD Keys: a scorecard, a 12-month cashflow forecast, a 90-day action plan and a review with me. **1** Get in touch. **2** Short intro call. **3** Your free draft plan in plain English. You decide what happens next.

Gains do not tax themselves. Tick the boxes before you sell, not after.

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Scan to read online, tick it on screen and take the Scorecard



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