



Peredur Owen Griffiths AS/MS
Chair
Finance Committee
Welsh Parliament

15 February 2023

Dear Peredur,

Land Transaction Tax Independent Review - Report

I wrote to you in July 2021 to inform you of the arrangements for an independent review of the Land Transaction Tax (LTT) in accordance with the statutory obligation set out in section 77 of the Land Transaction Tax and Anti-avoidance of Devolved Taxes (Wales) Act 2017. Following an open tendering process, Alma Economics was appointed in March 2022 to conduct the independent review.

The Committee will wish to be aware Alma Economics has completed the review and its report has been published today on the gov.wales website. The scope of the review focused on significant changes made to the legislation compared to the predecessor tax (stamp duty land tax (SDLT)) to ensure those changes are still appropriate for Wales and included:

- The changes made to LTT (compared to SDLT) and if they've delivered improvements
- Whether the changes make the legislation more appropriate for Wales
- Identifying opportunities for improvement
- Considering operational practicalities
- The impact of the absence of first-time buyers relief in Wales on access to home ownership

I attach a copy of the full report and executive summary. The conclusions and recommendations contained in the report will inform the future development of LTT.

Representatives of Alma Economics have indicated they would be available to attend a future meeting of the Committee to deliver a presentation on the key findings of the report should you find that useful.

Yours sincerely,

Rebecca Evans AS/MS
Minister for Finance and Local Government

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.