



VAT and building a new home as a self builder

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What you need to do reclaim VAT on your building project?

It's about keeping invoices dry, keeping them safe, and getting them to the end of the project so you can make a nice neat claim to HMRC, to ensure that you get a full recovery of VAT on qualifying costs.





How does the VAT DIY Housebuilders scheme work?

If you're buying goods to incorporate in your new dream home, then you'll inevitably be charged VAT by the merchant. That's the sort of VAT that you'll include on a DIY reclaim.

However, if you're using a builder, they'll be able to zero rate their charge for construction services, which includes the charge for any materials which are incorporated into the building in the course of construction. In this respect it is essential that the builder correctly zero rates qualifying materials and services as VAT will not be claimable via the DIY housebuilders scheme if it is incorrectly charged.



What is the deadline for reclaiming VAT on your self build project?

You must submit the DIY housebuilders claim within 3 months of practical completion (as evidenced by the completion certificate issued by your local authority).

HMRC are strict in their application of this rule so it is essential that you are prepared and have the necessary information on hand to enable you to submit the claim on time.





Any questions about saving VAT on your self build project?



Alan Davis: alan.davis@hlca.co.uk



Allan Easton: allan.easton@hlca.co.uk



hlca.co.uk