

# Value Added Tax

## Certificate to disapply the option to tax: Buildings to be converted into dwellings etc.

Before you complete this certificate, we recommend that you read Notice 742A *Opting to tax land and buildings*. For a copy, go to <http://www.gov.im/categories/tax-vat-and-your-money/customs-and-excise/> or phone our Advice Centre on (01624) 648130.

Use this certificate where you are acquiring a building from a person who has opted to tax that building and you wish that option to be disapplied because:

- you intend to use the building as a dwelling or for a relevant residential purpose, or
- you intend to convert the building into a dwelling or relevant residential building with a view to it being used as a dwelling or for a relevant residential purpose, or
- you are acting as a 'relevant intermediary' (see section 3.4.5 of Notice 742A *Opting to tax land and buildings* for the meaning of this term).

You must give the completed certificate to your supplier **before** the supply is made. You do not need to send a copy of the certificate to Isle of Man Customs & Excise.

**Please note** your supplier can refuse to disapply his option to tax if he receives the certificate after the price is fixed.

### Details of person buying or entering into a lease on the building (or part of building)

Name

Address

<input type="text"/>
<input type="text"/>
<input type="text"/>
Postcode
<input type="text"/>
Phone No
<input type="text"/>

VAT Registration Number (if applicable)

### Supplier's details

Name

Address

<input type="text"/>
<input type="text"/>
<input type="text"/>
Postcode
<input type="text"/>

VAT number (if known)

**About the opted property**

Address 

Postcode

If only part of the building is intended for use as a dwelling or dwellings or solely for a relevant residential purpose, give a clear description of that part (for example, the percentage, based on floor space, it represents of the whole building).


**Declaration**

**I certify that the building or part of building mentioned above is intended for use as a dwelling or number of dwellings or solely for a relevant residential purpose. I am entitled to certify this because:**

**Condition 1**   
I intend to **use** the building or part of the building mentioned above as a dwelling or number of dwellings or solely for a relevant residential purpose (see paragraph 6(3)(a) of Schedule 11 to the VAT Act 1996).

**Condition 2**   
I intend to **convert** the building or part of the building mentioned above with a view to it being used as a dwelling or number of dwellings or solely for a relevant residential purpose (see paragraph 6(3)(b) of Schedule 11 to the VAT Act 1996).

**Condition 3**  
I am a **relevant intermediary** (see paragraph 6(3)(c) of Schedule 11 to the VAT Act 1996) because:

I intend to dispose of the whole of the interest I am to be granted in the building mentioned above to another, and

that person has given me a certificate stating that the building is intended for use as a dwelling or solely for a relevant residential purpose because he meets either **condition 2** above or this condition (**condition 3**).

**Note** you are **not** entitled to certify that the building or part of the building is intended for use as a dwelling or solely for a relevant residential purpose if there is intended to be a period before it is put to such use during which it will be used for other purposes (minor or incidental non-qualifying use is ignored).

I certify that the information provided on this form is true to the best of my knowledge and belief.

Signature 

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Print name 

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Status 

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 Date 

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(Director, Company Secretary, Sole Proprietor, Trustee)

<p><b>Warnings for the issuer</b></p> <p>1. You may be liable to a penalty if you issue a false certificate. 2. You are responsible for the information provided on the completed certificate.</p>
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