



Homes in Notting Hill, west London, which are likely to be liable for the mansion tax

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## Second home owners face 'mansion tax' bills of £13,700

Households already hit by council tax surcharge could face another bill under budget plan

**Jack Simpson**, Money Reporter

Monday November 24 2025, 5.00pm, The Times

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Thousands of second homeowners could face council tax bills of about £13,700 a year under Rachel Reeves's mansion tax raid.

The estate agency Hamptons found that more than 3,300 second homes would be subject to the new mansion tax, which will force owners of properties valued at more than £2 million to pay a surcharge on their council tax.

total number of properties that will be valued at more than £2 million could actually be more than 125,000.

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The tax is expected to raise between £400 million and £450 million and will mean the revaluation of 2.4 million homes in the most expensive council tax bands – F, G and H – with the most valuable properties subject to the levy.

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More than 200 councils in England have brought in a second-home surcharge this year, after being handed the powers to double the amount of council tax that second-home owners pay.

Analysis carried out by Hamptons for Times Money found that there are almost 4,960 second homes that are likely to be valued above £2 million, about 3,340 of those in areas where they would be liable for the 100 per cent council tax premium and the mansion tax.

The average band H council tax payer was billed more than £4,600 on average in 2025-26, according to the Ministry of Housing, Communities and Local Government. If a property was

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million that are in band H.

In Rutland, in the East Midlands, the average bill for a band H home was £5,342 in 2025-26 — the highest in England. Bills could creep above £15,000 for second-home owners in properties valued at more than £2 million in this area.

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In the London Borough of Wandsworth, where those in band H pay only £1,980 a year, the lowest in the country, a surcharge for second-home owners could take bills to more than £8,000.

The average band G bill across England is about £3,835, meaning if any second-home owners in this band were hit by the additional surcharge, their bills could be more than £12,200. There are 835 properties over £2 million in band G, according to Hamptons.

David Fell from Hamptons said: “While there aren’t many second homes worth more than £2 million, in the space of a few years they have been hit hard by double council tax bills and a

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The latest version of the mansion tax is a watered-down take on initial plans that would have targeted properties valued over £1.5 million and affected 300,000 homeowners. It is not expected to come in until 2028 at the earliest, once the revaluation of properties in the three bands has been completed. The government will also allow people to defer paying the tax until they move house or die, to avoid people having to sell up to cover the cost.

Property experts have warned that the £2 million threshold would inevitably lead to sellers looking to keep asking prices below that level to attract more buyers. Lucian Cook from the estate agency Savills said: “Fixed-price thresholds will create market distortions, with a bunching of transactions before the surcharges kick in.

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“Where values are close to a threshold, buyers will be reluctant to pay above it and, in all likelihood, sellers will adjust their price expectations to reflect this.”

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Experts said they expected to see an increase in disputes between councils and homeowners who have their homes valued at more than £2 million.

Tom Bill from the estate agency Knight Frank said: “Streets that contain prime properties generally have the greatest degree of nuance and variety for values in the UK. That leaves any valuation process, particularly if cursory, open to challenge.”

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According to Hamptons, about 30 per cent of homes in England haven't been sold since January 1995, when the Land Registry began capturing sales value data, meaning that valuations might be more difficult on these properties.

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Sophia Cook



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**A** **Anthony Bennett** ...  
 24 NOVEMBER, 2025

Surely the point is not just about second homes, it is the simple fact the money is being collected to pay people to sit on their 'backsides' or not keep their legs together and collect more and more tax free benefits. If I pay my daughter £10 to wash my car, then tell her to pay £6 of it to the bo...

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**J** **Jason Rees** ...  
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Sums it all up quite nicely.

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**M mark thompson** ...

24 NOVEMBER, 2025

It was in the heading - "Labour"

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**C Christopher Greaves** ...

24 NOVEMBER, 2025

If one's **second** home is worth over £2 million £13,700 will be petty cash.

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**D D Morton** ...

24 NOVEMBER, 2025

I'm not sure that's a compelling argument as to why you should have it.

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**S Simon Burrell** ...

24 NOVEMBER, 2025

Houses are there to make into homes. Owning a second one is usually only a way to make money without much effort or risk. The effect is to inflate house prices and so significantly disadvantages the next generation and those who can't get on the housing ladder.

Taxing them seems entirely sensible a...

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**K Kevin Cooper** ...

sure the way to make money and if you do you pay tax on gains.....

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P

**P Stannard**

24 NOVEMBER, 2025

Labour's politics of envy.

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M

**Mr Jonathan Parker**

25 NOVEMBER, 2025

I don't disagree but don't forget it was the Conservative government that introduced the second home council tax premium.

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A

**A Ramyead**

24 NOVEMBER, 2025

Awww poor second home owners of 2m valuations...

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S

**SimonMorgan**

24 NOVEMBER, 2025

Attitudes like this are the problem. Petty jealousy because you don't face something someone does. Boo hoo, poor you. Envy of another's success. Success and hard work are to be celebrated and encouraged, not vilified and scorned. Me, I don't have a second home. Would I like one? Yes, maybe if I co...

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**Bob Benson**



24 NOVEMBER, 2025

Labour have been a disaster. One policy after another that says 'don't bother succeeding'. Honestly there isn't much hope - anyone with anything about them should emigrate (I'm having this conversation with my employer currently)

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**Nadine Barrett**



24 NOVEMBER, 2025

Nobody needs two houses. It is right that the second one should be subject to higher taxes. The money has to come from somewhere and this seems to me to be a reasonable target for increased taxes.

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**Anthony Bennett**



24 NOVEMBER, 2025

It will start with second homes but watch this space as all homes will be next. The money has to come from somewhere for what???? Great British Energy, renationalising the railways, wasteful spending on Government departments etc plus more and more in benefits whilst pensioners pay more and more t...

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**JD Rowe**



24 NOVEMBER, 2025

The solution is just have dozens of kids, live off the state forever.

- C Arouet** ...  
 24 NOVEMBER, 2025

Why is this article talking only about the impact on second homes?! There are not many over £2m, it's a sideshow. The other thing I don't understand is why bands F,G,H are being revalued (why not them all, or only H if it is just to identify ones over £2m).

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- M Sheridan** ...  
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This is only the start of revaluations. They should have stuck to Band "H" and finish it in a year with Bands "Z" and beyond. I've been pushing this for years as an alternative to Income Tax increases.

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- M Harmer** ...  
 24 NOVEMBER, 2025

More bleating by the advocates of the super rich. Thousands of higher band council tax payers have been enjoying systemic undervaluations including additional second homes for years while single home lower band council tax payers have been carrying the can. If a revaluation and the law says pay mor...

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- J Jane Smith** ...  
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Council tax is meant to pay for local services- rich people tend to use these services less than **untermenschen**.

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P

**P Norton**

24 NOVEMBER, 2025

Wealthy people employ people and invest. The Government is intent on making wealthy people less wealthy and more scarce. That will inevitably mean fewer jobs and less investment. We are already seeing this with Labour's damaging tax rises last time.

Labour said their manifesto was fully funded and ...

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R

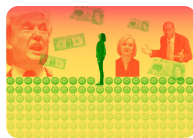
**Rupert Hamilton**

25 NOVEMBER, 2025

Not all wealthy people are net contributors to the good of society - there has been some research on this <https://socialvalueuk.org/reports/bit-rich-calculating-real-value-society-different-professions/>

And any suggestion that it is good to have wealthy people because of trickle-down economics is on...

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refund?

Likewise, if your house is valued at £1.9m but you sell it for £3m, do you owe back tax? How often are these to be revalued?

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**J** **Joannah Yacoub** ...

25 NOVEMBER, 2025

I was wondering exactly the same thing. The housing market has always been very fluid. This budget assumes that housing stock retains a fixed value. it can and does fluctuate. If the charges don't come in for 3 years, at what point does the evaluation kick in...3 years down the line or now?

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**J** **JT Cole** ...

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No problems with this one. As long as extra council tax is used locally and not to cross subsidise feckless Labour councils in the north.

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**J** **JD Rowe** ...

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All Labour councils are feckless or hadn't you noticed.

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**G** **G Freeman** ...

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undocumented immigrants is entirely unacceptable.  
What a disgrace.

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**A**

**Adrian Sancroft**

24 NOVEMBER, 2025

These increases in council tax are to offset reducing central government grants to local authorities. The govt wants districts/ boroughs / counties to be self financing.

Meanwhile other taxes and duties remain the same. Meanwhile the cost of living and cost of commerce continues to increase.

Meanwh...

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**L**

**Lester Broom**

24 NOVEMBER, 2025

Yes true, been happening for 15 yrs, the money given to local authorities from Central government has been going down since 2010, that's why Social Services are on there knees, Libraries have closed, Youth Clubs have closed etc etc.

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**P**

**Paul Day**

24 NOVEMBER, 2025

3,300 houses paying £13,700 would bring in £45.21m a year.

Enough to pay the extra child benefit of 10,000 families with 8 kids each.

Should be good for a few votes.

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S

**S KODRICK**

24 NOVEMBER, 2025

Hamptons - the go to estate agency for the masses. If they're complaining it's a reason for the rest of us to celebrate.

*(Edited)*

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G

**G Bovill**

24 NOVEMBER, 2025

How naive are you.  
A green voter are you?  
Politics of envy

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B

**B Riddell**

24 NOVEMBER, 2025

The King will have a big bill then.

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E

**E Johnson**

24 NOVEMBER, 2025

Which he will be exempted from paying. Taxation is for the little people.

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W

**Wyn Emanuel**

24 NOVEMBER, 2025

Let the valuation disputes begin! Perhaps a lot of money will be made by lawyers and other property specialists when this surcharge comes into force. And maybe some local authorities will face a lot of extra cost to implement it.

won't happen if the bands are too generous.  
As they already seem to be.

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M

**Mrs Charles Harding**

...

25 NOVEMBER, 2025

I have 2 houses on the farm..a farmworkers cottage and an Oast house converted by my mother in law when we took over running the farm many years ago..we can't afford a farm worker and the cottage has been a holiday let and now a long term let to a local family..ditto the Oast as we couldn't afford ...

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L

**Lorna Bailey**

...

25 NOVEMBER, 2025

If theres an option not to pay till after death I would take that option if I were you. The next government will no doubt reverse this and I expect anything owed will be erased. I understand what an incredible worry this is to you and your family they have already said it wont happen before 2028 so...

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P

**P Walters**

...

24 NOVEMBER, 2025

Fiddling while Rome burns - our current crop of politicians are simply not serious people.

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G

**G Freeman**

...

24 NOVEMBER, 2025

uneducated!

**P Peter Page** 24 NOVEMBER, 2025 ...

So will the Tories repeal this law if they win the next election ? If so the Labour Party is already dead in the water . And I'm talking about increased taxation on primary homes

*(Edited)*

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**R Raymond Brown** 24 NOVEMBER, 2025 ...

Rishi Sunak reduced the allowance for captial gains, dividends, and also froze income tax bands. So my guess would be nothing would be repealed.

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**A Andrew Stanton** 24 NOVEMBER, 2025 ...

What will Charles III be paying? In fact if ALL the property that the crown owns pays an annual levy ... well I think that black hole just got a lot smaller. Or is the King exempt on grounds of being the King? I think the crown has about £20Bn of land and property assets, doing the maths on that sh...

**See more** *(Edited)*

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**M Michael Statman** 24 NOVEMBER, 2025 ...

You rant is laughable...

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mass unemployment and recession .... She's worse than a 6th former with a couple of C grade A levels thinking they can change the world. ....

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**Sue Haynes**

25 NOVEMBER, 2025

Another envy tax.

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**James Robinson**

24 NOVEMBER, 2025

Ergo property crash

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**M Sheridan**

24 NOVEMBER, 2025

At the top end?

They can always become HMOs.

*(Edited)*

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**Lester Broom**

24 NOVEMBER, 2025

Excellent news, too many people who own second homes get away with stopping local people buying local properties, in some cases they're hardly ever there, this will free up more homes as they're put up for sale, and maybe Property prices will fall, which would be heaven sent for the younger generat...

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choose to sell at the highest price possible instead.

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**J MacLennan**



25 NOVEMBER, 2025

Enough is enough! Expect those wealthy individuals who have the flexibility of moving to leave the UK. Feels like a London property crash is about to begin

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**Tim Higgs**



25 NOVEMBER, 2025

Oh please, is Times Money, under the "excellent" stewardship of Ben Wilkinson, ex of Telegraph (and boy can you tell), seriously expecting us to cry rivers over people with sufficient wealth to own two homes worth over £2 million?

Good grief talk about a lack of perspective, how about some articles...

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**B McCalvin**



25 NOVEMBER, 2025

Bye

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