



Land Transaction Tax and Anti-avoidance of Devolved Taxes (Wales) Act 2017

2017 anaw 1

PART 2

THE TAX AND KEY CONCEPTS

CHAPTER 3

PARTICULAR TRANSACTIONS

Substantial performance

14 Meaning of substantial performance

- (1) A contract is substantially performed for the purposes of this Act when—
 - (a) the buyer, or a person connected with the buyer, takes possession of the whole, or substantially the whole, of the subject-matter of the contract, or
 - (b) a substantial amount of the consideration is paid or provided.
- (2) For the purposes of subsection (1)(a)—
 - (a) possession includes receipt of rents and profits or the right to receive them, and
 - (b) it is immaterial whether possession is taken under the contract or under a licence or lease of a temporary character or a tenancy at will.
- (3) For the purposes of subsection (1)(b), a substantial amount of the consideration is paid or provided—
 - (a) if none of the consideration is rent, when the whole or substantially the whole of the consideration is paid or provided;
 - (b) if the only consideration is rent, when the first payment of rent is made;
 - (c) if the consideration includes both rent and other consideration, when the first of the following events occurs—

Changes to legislation: *There are currently no known outstanding effects for the Land Transaction Tax and Anti-avoidance of Devolved Taxes (Wales) Act 2017, Section 14. (See end of Document for details)*

- (i) the whole or substantially the whole of the consideration other than rent is paid or provided, or
- (ii) the first payment of rent is made.

Commencement Information

II [S. 14](#) in force at 1.4.2018 by [S.I. 2018/34](#), [art. 3](#)

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There are currently no known outstanding effects for the Land Transaction Tax and Anti-avoidance of Devolved Taxes (Wales) Act 2017, Section 14.