

# Making Tax Digital (MTD) for Landlords

## Key Dates & Preparation Checklist

This quick guide is designed for **UK residential landlords** who want a clear, no-noise overview of **what happens when** and **what to do next** under Making Tax Digital for Income Tax.

### 1. Who Needs to Act (Quick Check)

You will need to follow MTD for Income Tax if **all** apply:

- You are a **UK residential landlord**
- You file **Self Assessment as an individual** (not a limited company)
- Your **gross income** from:
  - rental property **and/or**
  - self-employment**is over £50,000 per year**
- This income level is based on the **2024-25 tax year**

If yes → **MTD applies to you from 6 April 2026**

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### 2. MTD Timeline – Important Dates

#### Key Start Dates

- **6 April 2026**  
MTD becomes mandatory for landlords with **£50,000+** qualifying income
- **April 2027 (planned)**  
Threshold reduces to **£30,000**

- **April 2028 (planned)**  
Threshold reduces to **£20,000**

## Quarterly Update Deadlines (Typical Tax Year)

Period	Submission
Covered	Deadline
6 Apr – 5 Jul	<b>7 August</b>
6 Jul – 5 Oct	<b>7 November</b>
6 Oct – 5 Jan	<b>7 February</b>
6 Jan – 5 Apr	<b>7 May</b>

These are **submission deadlines**, not payment dates.

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## Year-End Deadlines

- **31 January** following the tax year:
  - Final declaration submitted
  - Income Tax balance paid
  - Payments on account (if applicable)

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## 3. What Changes Under MTD (At a Glance)

Before MTD:

- One Self Assessment return per year
- Manual or spreadsheet records allowed

After MTD:

- Digital records required

- **4 quarterly updates per year**
- **1 final year-end submission**
- All submissions via **MTD-compatible software**

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## 4. MTD Preparation Checklist (Step-by-Step)

### Step 1 – Confirm Your Status

- Check 2024–25 gross rental income
- Include only rental + self-employment income
- Ignore salary, pensions, dividends

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### Step 2 – Choose Software

- Select HMRC-approved MTD software
- Ensure it supports **property income**
- Check multi-property support if needed
- Confirm your accountant can access it (if applicable)

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### Step 3 – Go Fully Digital

- Record all rent digitally
- Record all expenses digitally
- Store receipts electronically
- Keep records for **minimum 5 years**

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### Step 4 – Set Up Reporting Rhythm

- Add quarterly deadlines to calendar
- Schedule monthly bookkeeping time

- Enable software reminders
- Decide who submits (you or accountant)

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## Step 5 – Register for MTD

- Create / confirm Government Gateway account
- Enrol for MTD for Income Tax (not automatic)
- Link your chosen software to HMRC

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## 5. Common Mistakes to Avoid

- Waiting until April 2026 to prepare
- Assuming your accountant will “sort it automatically”
- Using spreadsheets only without bridging software (not compliant),
- Missing quarterly deadlines (penalty points apply)

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## 6. Penalties – What to Know

- Late submissions earn **penalty points**
- **4 points = £200 fine**
- Points reset only after sustained compliance
- Quarterly updates matter, even if no tax is due

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## 7. Quick Readiness Test

Answer **YES** to all:

- I know whether MTD applies to me
- I know my quarterly deadlines
- I have chosen compliant software
- My records are fully digital
- I've blocked time for quarterly admin

If not → that's your action list.