

2020

Moving to Guernsey

The Tax Advantages

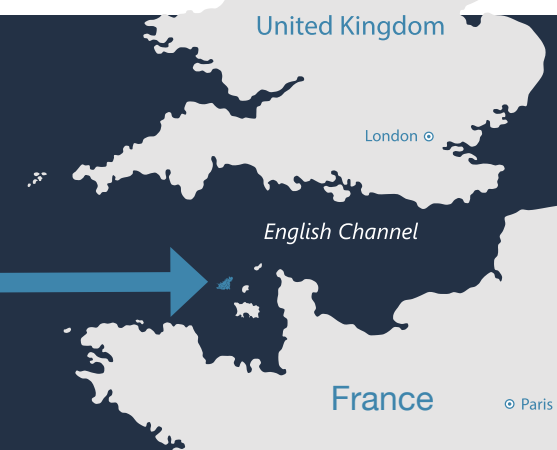


Swoffers



Guernsey - Discover a less taxing way of life

- ✓ Low tax jurisdiction
- ✓ Wonderful quality of life
- ✓ No capital gains or inheritance tax
- ✓ Stable jurisdiction
- ✓ Easy to relocate to
- ✓ Wide range of properties available



Why Choose Swoffers?

Swoffers are the leaders in Open Market sales and rentals in Guernsey, regularly commanding more than 60% of all Open Market sales annually.

At Swoffers we focus on property, of course, but first and foremost our job is about people. There's a lot to consider when you're buying or selling a home, especially if you're contemplating a move to the island, and it's the relationships we form with our clients that help to navigate the process and make it as easy and stress-free as possible.

Swoffers has unrivalled expertise in Guernsey's property market. We are 100% locally owned and 100% focused on our clients. We've been in business since 1972 and employ more than 30 staff, making us the largest and most experienced team of property experts in the island.

The company is wholly owned by the directors, who are all actively involved in the business on a day-to-day basis. We know Guernsey and its property market like the back of our hands, and we're keen to share our knowledge with you. We'll guide you through the process of buying or renting a property on the island and answer all your burning questions about living here. Whatever your interests, at least one of our team will be able to help you out, or introduce you to someone who can!

What makes us special is our fusion of traditional values and customer service with the latest technology, making them work together to provide the best service for you.

We can offer a wide range of properties for sale or rent, including many off-market and confidential listings.

Call us on 01481 711766 or email sales@swoffers.co.uk and let us find your perfect home.



Why Guernsey?

There are no barriers to entry into Guernsey. It is easy to relocate to. In most cases it's as simple as buying or renting an Open Market property.

Swoffers can guide you through the whole process of relocating, from searching for your perfect property through to making the move and settling in.

This guide aims to provide advice and guidance and hopefully answer any initial questions you may have about relocating.

We have a very experienced team and can provide a private and discreet buying service for you or your clients.

Who can live in Guernsey?

- A British citizen
- A national of the European Economic Area (EEA) – that is EU nationals plus nationals of Iceland, Liechtenstein and Norway
- A Swiss national
- The Right of Abode in the UK through marriage or any other means
- A Commonwealth citizen who would be entitled to Right of Abode in the UK
- If you have been granted 'Indefinite Leave to Remain in the UK' or any other visa through the UK Home Office
- If you have any questions, please contact the team at Swoffers.

What is an Open Market property?

There are two housing markets: the Local Market and the Open Market. The majority of properties on the island are Local

Market, these properties can only be occupied by locally qualified residents or permit holders.

There are a limited number of Open Market properties in Guernsey (1,700) ranging from apartments to substantial family homes which are available to anyone moving to Guernsey.

Property prices start from around £500,000 for an apartment rising to in excess of £10 million.

What are the tax advantages of moving to Guernsey?

Apart from the wonderful safe and secure lifestyle Guernsey offers, there are other financial advantages. There are several standard tax options that the island offers:

- 20% flat income tax rate
- No Inheritance Tax
- No capital gains taxes
- No death duties.

Ask for a copy of our Guide to Guernsey's Tax System for more detailed information including residency options.

50k annual Income Tax cap for newcomers

Buy an Open Market house on which you will pay Document Duty of £50,000 (which equates to a house value of £1.32million) and this entitles you to cap your tax at £50,000 for that year and the subsequent 3 years. In essence, your tax on worldwide income is capped at £50k per annum for 4 years.

For example this could be particularly attractive to families who live abroad but whose children are about to go to a UK boarding school or study at a UK or European University. A move to Guernsey would allow parents to be in the same time zone and near to their children but not be caught in the UK or European tax system. Guernsey's geographical position provides the benefit of a low tax jurisdiction, yet no more than a short flight to the UK mainland and most European cities.

Long-term tax caps

If you are looking to make Guernsey your permanent home (even if you don't want to live here all year round) there are other long-term tax advantages you and your family can benefit from.

You can cap tax on your worldwide income at £130,000 or if you have both Guernsey and worldwide income you can cap your tax liability at £260,000 per year.

Investor and Entrepreneur Visas*

Guernsey currently offers another route to residency for wealthy individuals and entrepreneurs looking to relocate and set up or invest in a business in the Island. These routes are available to those who are not UK or EU passport holders (conditions apply).

Investor visa route

In order to apply for Guernsey residency, you must have £1m available and under your control and make a minimum investment of at least £750,000 for the benefit of the Bailiwick of Guernsey for five years.

Entrepreneur visa route

You must invest £200,000 in a new or existing Guernsey company under the entrepreneur visa route. The funds must be in your name and ready to be invested and you must manage the business yourself.

*These are subject to change

Schools and Education

Guernsey's education system is similar to the UK with compulsory education from age five to 16 (children may start school at four years old if parents wish). Children transfer from primary school to secondary education at 11.

Students can access a range of public examinations including GCSEs, iGCSEs, A levels, the International Baccalaureate and a number of applied technical and vocational qualifications.

Guernsey has three well-regarded independent schools (fee-paying schools) as well as a number of government-funded primary, secondary and special needs schools:

- [The Ladies College](#) (for girls two and a half to 18 years)
- [Elizabeth College](#) (for boys and girls aged two to 11 years, boys 11-16 and a sixth form for ages 16 to 18 in partnership with the Ladies' College. Will go fully co-ed from Sep 2021).
- [Blanchelande College](#) (for boys and girls four to 16). New sixth form opens in September 2020.

All three schools have impressive success rates at GCSE and A Levels.

Fees for these independent schools offer excellent value when compared to similar schools in the UK.

Further and Higher Education

Guernsey offers a range of Further and Higher Education courses and qualifications on-island including some degree level courses (both full and part-time), professional and work-related learning.

University

Many young people from Guernsey choose to study higher education courses in the UK or Europe.

Students from Guernsey are treated as 'home' students and so are charged the same tuition fees as UK students. (NB residency rules may apply).

Rent or buy?

The team at Swoffers can help you whatever you decide. We have a number of fully furnished or unfurnished rental properties available for anyone wanting to make a quick move to the island or wanting to experience island life before committing to buying a property.

Renting a property still gives you all the tax benefits that Guernsey has to offer.

Rental properties range from quaint country cottages to smart apartments – Open Market rents start from around £2,000 per month upwards.

What are the attractions of Guernsey?

Guernsey not only offers favourable tax options when relocating but provides a safe lifestyle and quality of life that will rival most other jurisdictions. It's a great place to set up a business or a family office. It has an entrepreneurial culture, embraces innovation and is very welcoming.

It is a safe, secure and stable place to live.

We offer a low tax regime and are a well-regulated and compliant jurisdiction, highly regarded on the global stage as an international finance centre – a place of excellence. We are well positioned, close to the main business centres in the UK and Europe and both are around an hour's flight away.

Make the move

Contact our experienced Open Market team at Swoffers;

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