

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY DEPUTY T.A. COLES OF ST. HELIER SOUTH
QUESTION SUBMITTED ON MONDAY 12TH OCTOBER 2026
ANSWER TO BE TABLED ON MONDAY 19TH OCTOBER 2026**

Question

“Will the Minister provide details of the analysis, advice and considerations that informed the decision not to include a stamp duty holiday for right-sizing in the [Proposed Budget 2027-2030](#)?”

Answer

A joint decision was made by the Minister for Treasury and Resources and the Minister for Housing not to introduce a stamp duty reduction for those who are right-sizing in the Proposed Budget 2027-2030.

In reaching this decision, Ministers considered policy advice from officers, analysis of housing market conditions and the potential fiscal impact on public revenues. Particular consideration was given to whether a stamp duty concession would be likely to influence household moving decisions sufficiently to increase the availability of family-sized homes.

The analysis indicated that stamp duty is not generally regarded as the principal barrier preventing older homeowners from right-sizing. Rather, the limited availability of suitable downsizing accommodation remains a more significant constraint. Ministers also considered the reduction in stamp duty revenues that would result from such a measure and concluded that there was insufficient evidence that a stamp duty holiday would deliver benefits proportionate to its fiscal cost.

Ministers therefore determined that a stamp duty holiday for right-sizing should not be included in the Proposed Budget 2027-2030. As stated in the Budget, consideration will continue to be given to non-tax measures that may support right-sizing and improve housing market mobility in future budgets.