

Non-first-time buyer request for Ministerial discretion to purchase a first-time buyer home

If you **own, or have ever owned, property anywhere in the world** then you are **not a first-time buyer**. It does not matter if the ownership is **direct, through share transfer ownership**, or through **inheritance**. There are limited circumstances where the Minister for Housing and Communities may exercise discretion to allow someone who is not a first-time buyer to purchase a property restricted to first-time buyers. Policy guidance for first-time buyers can be found [here](#).

However, the Minister will only grant exemptions on pre-existing ownership based on need. In circumstances where someone who is **not a first-time buyer** has been given **Ministerial discretion to purchase a first-time buyer home**, standard **Stamp Duty or Land Transaction Tax** rates will **still apply**.

In line with the Control of Housing and Work (Jersey) Law 2012, applicants must also have **“Entitled” residential status**. If you do not have Entitled status then you should not proceed with this application. Information on residential statuses can be found [here](#).

DECLARATION

You must not provide or enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person. Should you do so then the Minister will take such action or steps as are appropriate which may include referring the matter to the relevant authorities.

Prospective first-time buyers should consider engaging the services of a lawyer or other qualified conveyancer, in good time, to conduct the necessary due diligence for the purchase of a property that is the subject of a first-time buyer restriction.

I, _____, certify that the information provided is true and complete to the best of my knowledge. I am aware that this self-declaration will be subject to review and verification.

Signed: _____

Date: _____

Application

Full name	
Date of birth	
Contact details (phone number, email)	
Current address	

1. Current property ownership

Please provide details about your current property ownership, including:

- a) Location of property (if overseas)
- b) Property address and details (number of bedrooms, share transfer/ freehold/ flying freehold/ contractual leasehold)
- c) Purchase price
- d) Date of purchase
- e) Current valuation
- f) The equity you are likely to make

Please note this includes inherited property

2. Previous property ownership

Please provide details about any previous property ownership, including:

- a) Location of property (if overseas)
- b) Property address and details (number of bedrooms, share transfer/ freehold/ flying freehold/ contractual leasehold)
- c) Date of sale transaction
- d) A copy of the completion statement
- e) Details of the equity made on the sale

Please attach supporting evidence to confirm this information (bank statements, completion statement from previous property sale)

3. Current property

If you currently **do not own your property**, please provide details about your accommodation, including:

- a) Property address and details (number of bedrooms)
- b) Tenure (private rental or social rented housing)
- c) How long you have lived there

4. Personal circumstances

Please provide details on the following:

- a) Household composition
- b) Ages of children (if custody is shared, please evidence the arrangements)
- c) Household income
- d) Household savings

Please attach supporting evidence to confirm this information (social security numbers for dependants, pay slips, bank statements)

5. Buying a first-time buyer home

If you have already made an offer on a first-time buyer home, or have identified a potential property, please provide full details, including:

- a) The full address
- b) Details of the property (number of bedrooms, share transfer/ freehold/ flying freehold/ contractual leasehold)
- c) The advertised price **and** the price you have offered
- d) The vendor – is it open market or Andium Homebuy/shared equity scheme?
- e) The date you are looking to complete on the purchase
- f) Details of any chain

6. Buying a first-time buyer home with a partner

If you are looking to purchase a home with a partner **you currently do not live with**, please outline:

- a) Your partner's income
- b) Your partner's savings
- c) Your partner's previous property ownership

Please attach supporting evidence to confirm this information (pay slips, bank statements, completion statement from previous property sale)

7. Renting a first-time buyer home

If you have identified a potential property, please provide full details, including:

- a) The full address
- b) Details of the property (number of bedrooms, share transfer/ freehold/ flying freehold/ contractual leasehold)
- c) The monthly rental price
- d) The agent

8. Reasons for your application

Please explain why you are requesting Ministerial discretion to buy a first-time buyer home, outlining any information you feel the Minister should consider.