

Valuation Office - New rateable values come into effect for 2026 to 2029

1.4.2026 - | Her Majesty's Revenue and Customs

View your new valuation and tell us if something is incorrect.

New rateable values for more than two million non-domestic properties have come into effect today (1 April 2026). These are typically commercial properties but include any property not used as a home.

Your local council uses rateable values to calculate business rates bills. A rateable value is not the same as what you pay in business rates or rent.

You can see the rateable value of your property using our find a business rates valuation service. You will need a business rates valuation account to find more detailed information or request changes.

What this means

Every three years, the Valuation Office updates rateable values of non-domestic properties to reflect changes in the property market. This is called a 'revaluation'.

Rateable values are based on how much it would cost to rent a property for a year on the set valuation date – for this 2026 revaluation that date was 1 April 2024. Provisional values for the 2026 revaluation were published on the 26 November 2025 to allow businesses time to plan for the following financial year. These rateable values will be used to calculate business rates bills from now until 31 March 2029, following the next revaluation.

There are only limited circumstances where changes can be made to your previous rateable value. You can find out why this is in our blog.

You can find everything you need to know about the 2026 revaluation on GOV.UK.

If you think your rateable value is wrong

You can check the information used for your 2026 valuation and tell us if anything is wrong. You can also read more about how to Check and Challenge your business rates.

Further information

For any questions about business rates bills, reliefs or payments you should contact your local council.

The official statistics for the 2026 revaluation have been updated. They show the changes in rateable values of all non-domestic properties since the last revaluation in 2023.

Valuation Office was created on 1 April 2026, when the former Valuation Office Agency (VOA) was integrated into HM Revenue and Customs (HMRC).

<https://www.gov.uk/government/news/valuation-office-new-rateable-values-come-into-effect-for-2026-to-2029>