

What are the taxes when buying/selling property in Thailand ?



Taxes and fees for individuals when buying / selling property in Thailand

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Transfer Fee

The transfer fee is imposed at the rate of 2%* over the appraised value of a property.

Taxes and fees for individuals when buying / selling property in Thailand



Mortgage Fee

The fee is imposed at the rate of 1%* over the mortgage value or the total amount of a loan. However, in the case of land with building(s), the maximum ceiling payment is not more THB 200,000 million.

Taxes and fees for individuals when buying / selling property in Thailand



Specific Business Tax (SBT)

SBT is calculated at 3.3% on the appraised value or the contracted sale price, whichever is higher.

Taxes and fees for individuals when buying / selling property in Thailand



Stamp Duty

Stamp duty will be 0.5% when specific business tax is not applicable and when the property has been owned for more than 5 years or the seller's name appears on the household registration certificate for more than 1 year. It is based on the appraised value or the contracted sale price, whichever is higher.

Taxes and fees for individuals when buying / selling property in Thailand



How to Calculate Income Withholding Tax for Individuals

It is calculated according to the steps of the appraised value and expenses are deducted as prescribed by the Royal Decree according to the number of years of holding.

Years in Possessions	1	2	3	4	5	6	7	8 or more
Expenses (% of Selling Price)	92	84	77	71	65	60	55	50

Taxes and fees for individuals when buying / selling property in Thailand

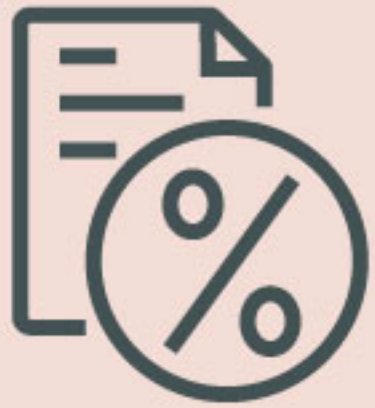


How to Calculate Income Withholding Tax for Individuals

- 1** Appraised value – Expenses (% of selling price) divided by number of years in possession.
- 2** Calculation of the tax in accordance with Personal Income Tax Schedule (Find more information on link below)
- 3** Multiplied by number of years in possession

Taxes and fees for corporates when buying / selling property in Thailand

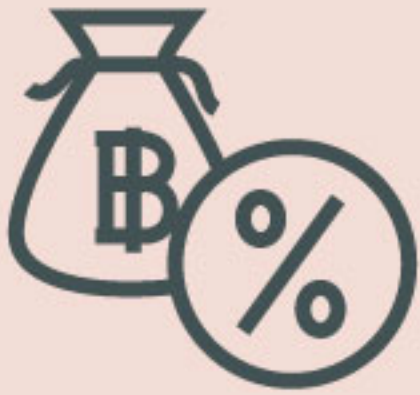
Taxes and fees for corporates when buying / selling property in Thailand



Transfer Fee

The fee is usually imposed at the rate of 2% of the appraised value.

Taxes and fees for corporates when buying / selling property in Thailand



Specific Business Tax (SBT)

Regardless of how long juristic person's hold the property. Specific business tax (SBT) rate for the juristic person shall be 3.3% of the purchase price.

Taxes and fees for corporates when buying / selling property in Thailand



Withholding Income Tax for Corporate

This tax is imposed at the rate of 1% and it is based on the appraised value or the contracted sale price, whichever is higher.

Taxes and fees for corporates when buying / selling property in Thailand



Stamp Duty

In the case that the transferor is a juristic person, there is no need to pay stamp duty tax.

Taxes when owning property

Taxes When Owning Property



Land and Building Tax

The owners of residential property are responsible to pay land and building tax with a rate between 0.02-0.1%, which depends on the appraised value.

However, this tax will be exempt when:

- 1** The owner* of land and building is an individual and the total value of the property is worth not more than THB 50 million (principal place).

Taxes When Owning Property



Land and Building Tax

2 The building owner* is an individual who is not the landowner with a building value of not more than THB 10 million.

Land and building tax must be paid in April of every year, unless further notice to extend period.

*The owner's and building owner's name must appear on the house registration certificate on 1st January of that tax year.

Taxes When Owning Property



* Must be paid within March 31 of every year.

* Personal Income Tax: there is an option to pay tax at 5% immediately or to include it with other types of income, where it will be considered as 'other revenue' in Article 40 (8)

Gift Tax

This tax will be incurred if the property is received before the transferor passes away. The transferor will be taxed in the following cases:

1

Property received by ascendants /descendants (excluded adopted child) / legal spouse

- Property in the amount not exceeding THB 20 million throughout a tax year will be not charged gift tax. Gifts in excess of the threshold above will be subject to personal income tax at a rate of 5%

Taxes When Owning Property



* Must be paid within March 31 of every year.

* Personal Income Tax: there is an option to pay tax at 5% immediately or to include it with other types of income, where it will be considered as 'other revenue' in Article 40 (8)

Gift Tax

2

Property received by a person who is not an ascendant, descendant or spouse

- Property in the amount not exceeding THB 10 million throughout a tax year will be not charged gift tax. Gifts in excess of the threshold above will be subject to personal income tax at a rate of 5%

Taxes When Owning Property



* Inheritance tax must be paid within 150 days from the day receiving heritage valued exceeding THB 100 million.

Inheritance Tax

- 1** If the beneficiary is a parent(s) or descendants

Inheritance tax will be charged at 5%, only the portion that exceeds THB 100 million will be taxed.

Taxes When Owning Property



* Inheritance tax must be paid within 150 days from the day receiving heritage valued exceeding THB 100 million.

Inheritance Tax

2

Legal Spouse is not liable to pay inheritance tax

In any case, the transfer fee at 0.5% of the appraised value will be charged.

Taxes When Owning Property



* Inheritance tax must be paid within 150 days from the day receiving heritage valued exceeding THB 100 million.

Inheritance Tax

3

If the beneficiary is an adopted child(ren) or relation or inheritor

Inheritance tax will be 10% charged, if the value of the inheritance received exceeds THB 100 million.

More information:



**Praphinleeya
Phuengkhuankhan**

Head of Residential Sales - Ad Hoc

+66 (0)84 329 8782

praphinleeya.phuengkhuankhan@cbre.com