

Stamp Duty Rates

For Reference Only

A. Ad Valorem Stamp Duty (AVD)

AVD on sale and transfer of immovable property in Hong Kong is charged at rates which vary with the amount of the consideration or market value of the property (whichever is the higher) as follows:-

AVD at higher rates (Scale 1)

Amount of the consideration / Market value of the property		Rate (with effect from 23 February 2013)
Exceeds	Does not exceed	
	\$2,000,000	1.5%
\$2,000,000	\$2,176,470	\$30,000 + 20% of excess over \$2,000,000
\$2,176,470	\$3,000,000	3.00%
\$3,000,000	\$3,290,330	\$90,000 + 20% of excess over \$3,000,000
\$3,290,330	\$4,000,000	4.5%
\$4,000,000	\$4,428,580	\$180,000 + 20% of excess over \$4,000,000
\$4,428,580	\$6,000,000	6.00%
\$6,000,000	\$6,720,000	\$360,000 + 20% of excess over \$6,000,000
\$6,720,000	\$20,000,000	7.5%
\$20,000,000	\$21,739,130	\$1,500,000 + 20% of excess over \$20,000,000
\$21,739,130		8.5%

AVD at lower rates (Scale 2)

Amount of the consideration / Market value of the property		Rate (with effect from 1 April 2010)
Exceeds	Does not exceed	
	\$2,000,000	\$100
\$2,000,000	\$2,351,760	\$100 + 10% of excess over \$2,000,000
\$2,351,760	\$3,000,000	1.5%
\$3,000,000	\$3,290,320	\$45,000 + 10% of excess over \$3,000,000
\$3,290,320	\$4,000,000	2.25%
\$4,000,000	\$4,428,570	\$90,000 + 10% of excess over \$4,000,000
\$4,428,570	\$6,000,000	3.00%
\$6,000,000	\$6,720,000	\$180,000 + 10% of excess over \$6,000,000
\$6,720,000	\$20,000,000	3.75%
\$20,000,000	\$21,739,120	\$750,000 + 10% of excess over \$20,000,000
\$21,739,120		4.25%

Remarks: 1. Unless specifically exempted or otherwise provided, an instrument executed on or after 23 February 2013 for acquisition or transfer of immovable property in Hong Kong is chargeable with AVD at Scale 1.

2. AVD at higher rates would be exempted (i.e. AVD at Scale 2 would be payable) if all the purchasers of a residential property transactions are not the beneficial owners of any other residential property in Hong Kong and satisfy the following conditions: (i) he/they is/are Hong Kong permanent resident(s) (HKPR) acting on his/their own behalf; or, (ii) one of the purchasers is a HKPR and all the other purchasers (whether or not they are HKPRs) are the HKPR's close relatives (i.e. parents, spouse, children, brothers or sisters) and each of the purchasers is acting on his/her own behalf. When submitting relevant documents to the Inland Revenue Department for stamping, the purchasers who apply for charging AVD at lower rates (Scale 2) are required to make statutory declarations.

B. Special Stamp Duty (SSD)

With effect from 20 November 2010, any residential property acquired on or after 20 November 2010, either by an individual or a company (regardless of where it is incorporated), and resold within 24 months (the property was acquired on or after 20 November 2010 and before 27 October 2012) or 36 months (the property was acquired on or after 27 October 2012), will be subject to a SSD. SSD is calculated by reference to the stated consideration or the market value of the property (whichever is higher), at the following rates for different holding periods of the property by the seller or transferor before disposal:-

Holding period	The property was acquired on or after 20 November 2010 and before 27 October 2012	The property was acquired on or after 27 October 2012
6 months or less	15%	20%
More than 6 months but for 12 months or less	10%	15%
More than 12 months but for 24 months or less	5%	10%
More than 24 months but for 36 months or less	-	10%

C. Buyer's Stamp Duty (BSD)

With effect from 27 October 2012, unless specifically exempted, BSD is payable on an agreement for sale or a conveyance on sale executed for the acquisition of any residential property. BSD is charged at 15% on the stated consideration or the market value of the property (whichever is higher).

The above information is for reference only. Licensees should refer to the Practice Circulars (Circular No. 14-02(CR) and 14-03(CR)) issued by the Estate Agents Authority for a better understanding of the guidelines which they are required to be observed and compliance with in relation to the above stamp duties.