Property Tax in Singapore: Checking, Bills, Owner-Occupier Rates and Payment

Conveyancing · https://help.law.com.sg/faq/property-tax-singapore-check-bill-pay/

Property tax in Singapore is payable by property owners and is administered by the Inland Revenue Authority of Singapore (IRAS). You can check your outstanding property tax without logging in by using the IRAS Bot on the IRAS website, download your property tax bill from the myTax Portal at mytax.iras.gov.sg, and pay any balance through the Portal even if your account is on GIRO. This page sets out the steps for each.

How do I check my outstanding property tax?

How to check your outstanding property tax:

1. At the IRAS website, click 'IRAS Bot' at the bottom right of the webpage.
2. Use the 'Check Property Tax Balance' digital service without having to log in to mytax.iras.gov.sg: click 'Proceed with search', search using your property address and your tax reference number (ie. NRIC / FIN number) or your property tax reference number, type in the verification code shown in the image, and select 'Search for property'.

You can then use the property tax reference number to pay your outstanding tax via the various payment options available.

How do I check past payment transactions?

Alternatively, if you wish to check the details of your past payment transactions, you will need to:

1. Log in to the IRAS portal at mytax.iras.gov.sg.
2. Select 'Account'.
3. Select 'View Account Summary'.

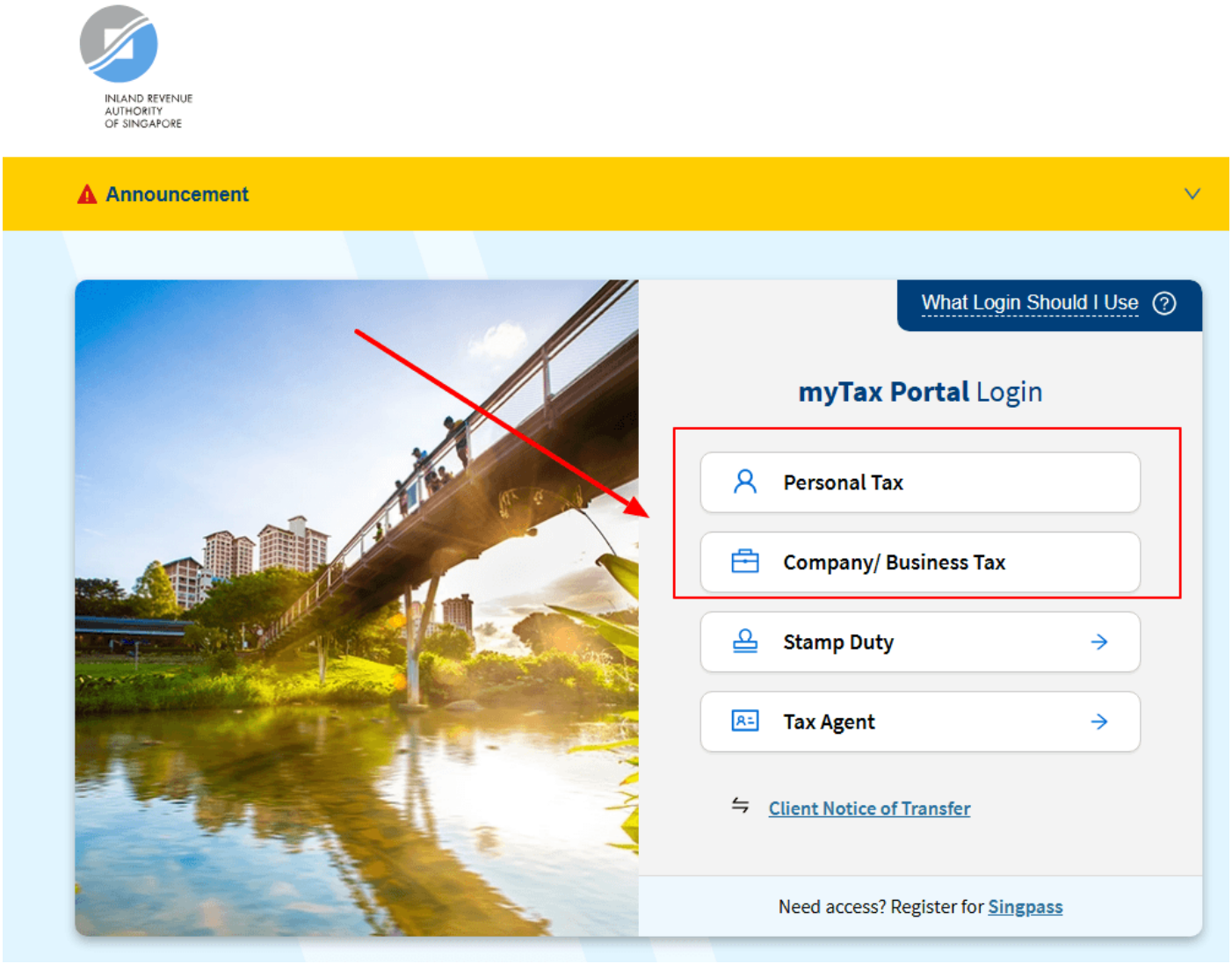
Do I qualify for owner-occupier property tax rates?

Owner-occupier property tax rates offer reduced property tax rates for residential properties occupied by their owners. To determine if you qualify for these rates and to learn how to apply, please refer to the IRAS (Inland Revenue Authority of Singapore) website.

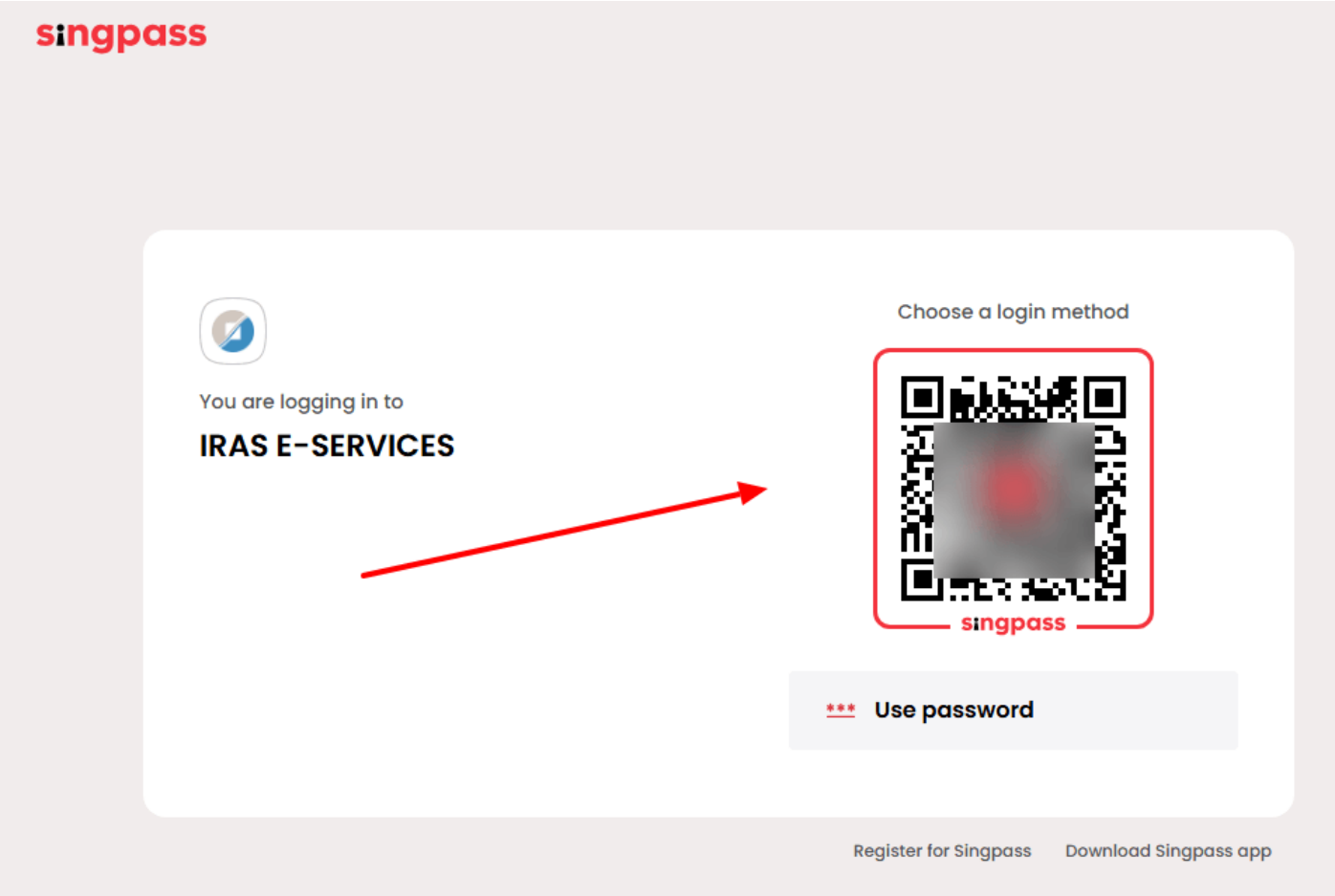
For detailed information and the latest updates on eligibility criteria and the application process, please visit the IRAS website. If you have difficulty locating the relevant page, navigate from the IRAS homepage or use its search function.

How do I obtain my property tax bill from the IRAS myTax Portal?

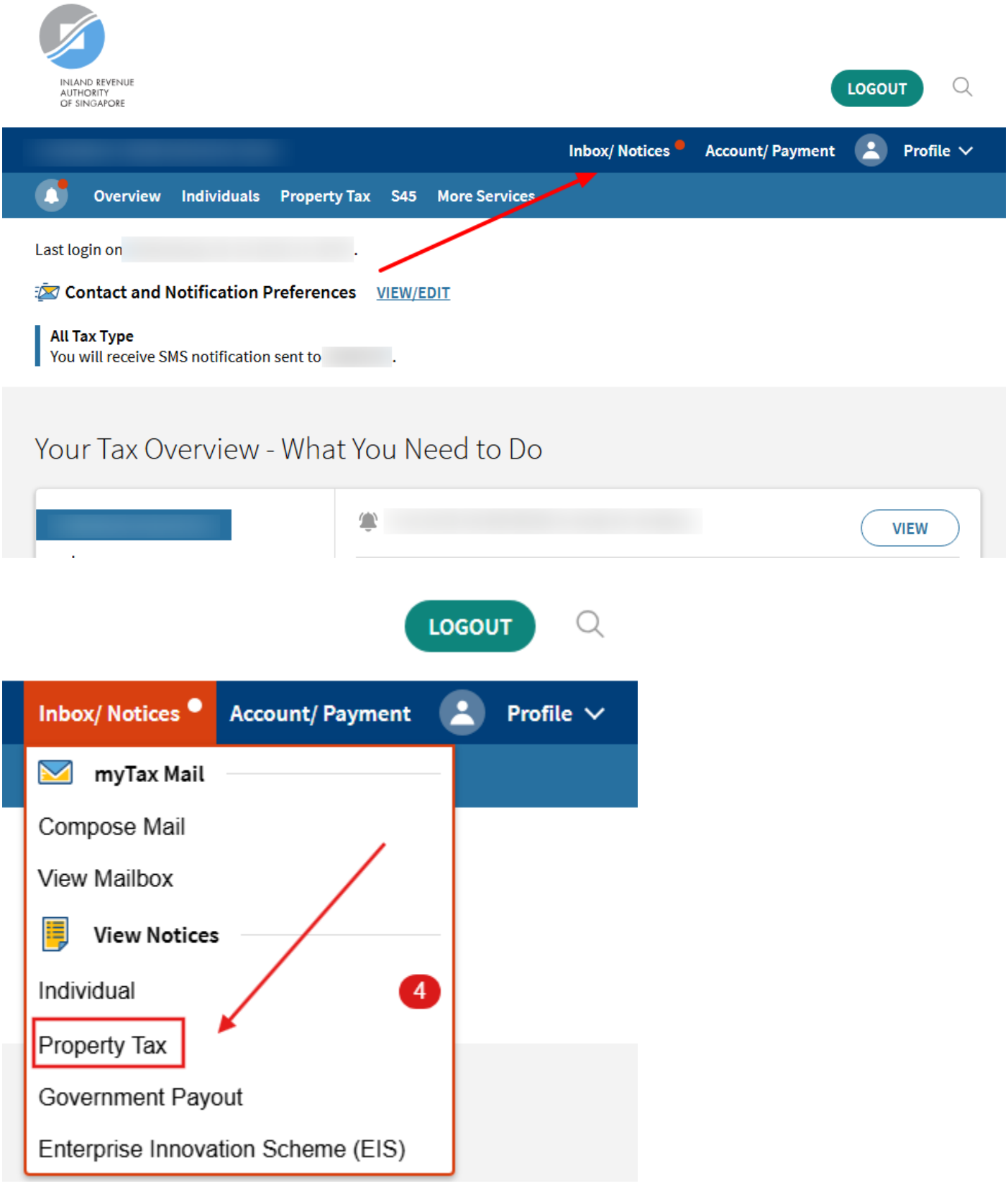
1. Go to the myTax Portal. Access IRAS's myTax Portal and select either Personal Tax or Business Tax depending on your circumstances.



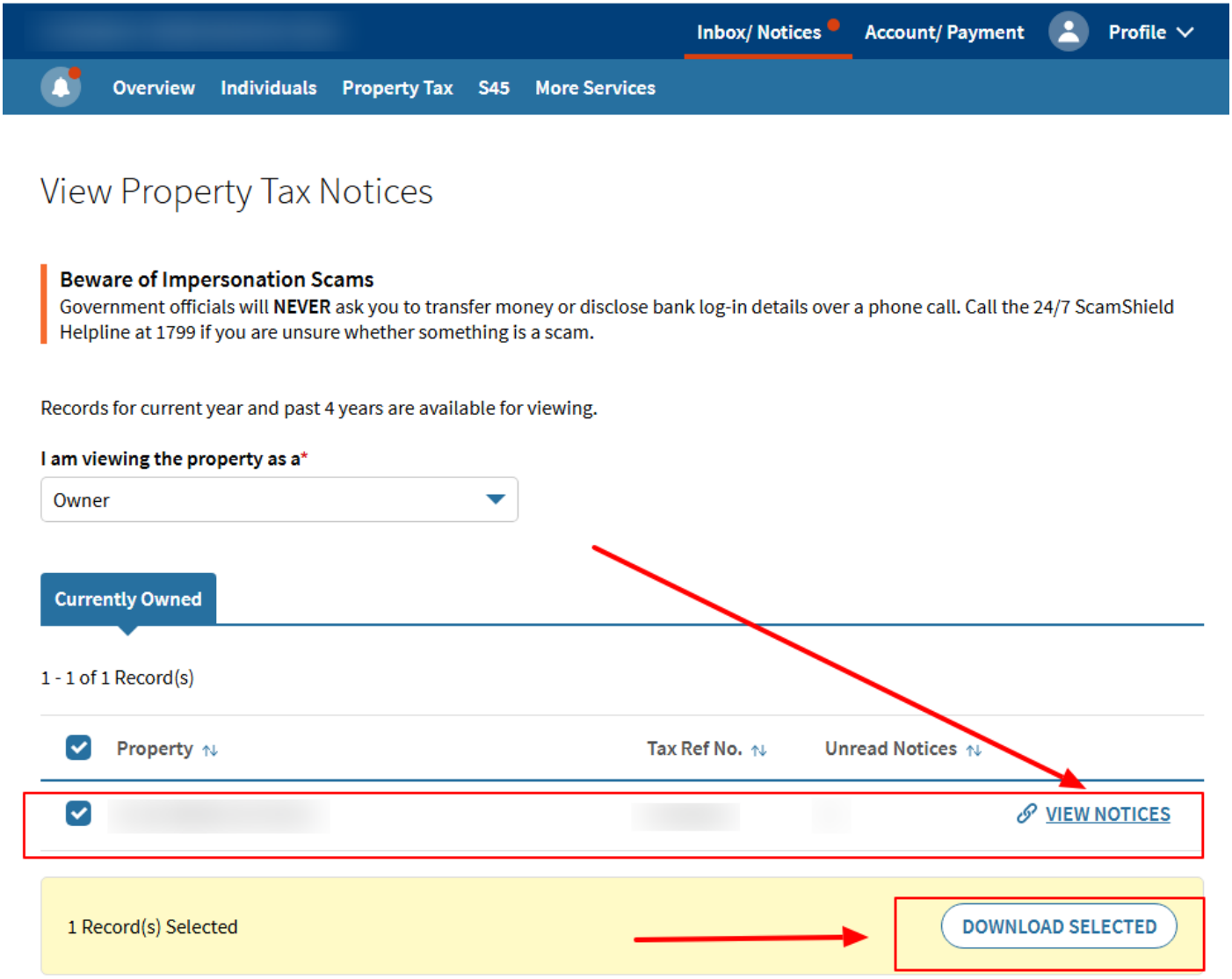
2. Log in with SingPass. Authenticate using your SingPass credentials to access your account.



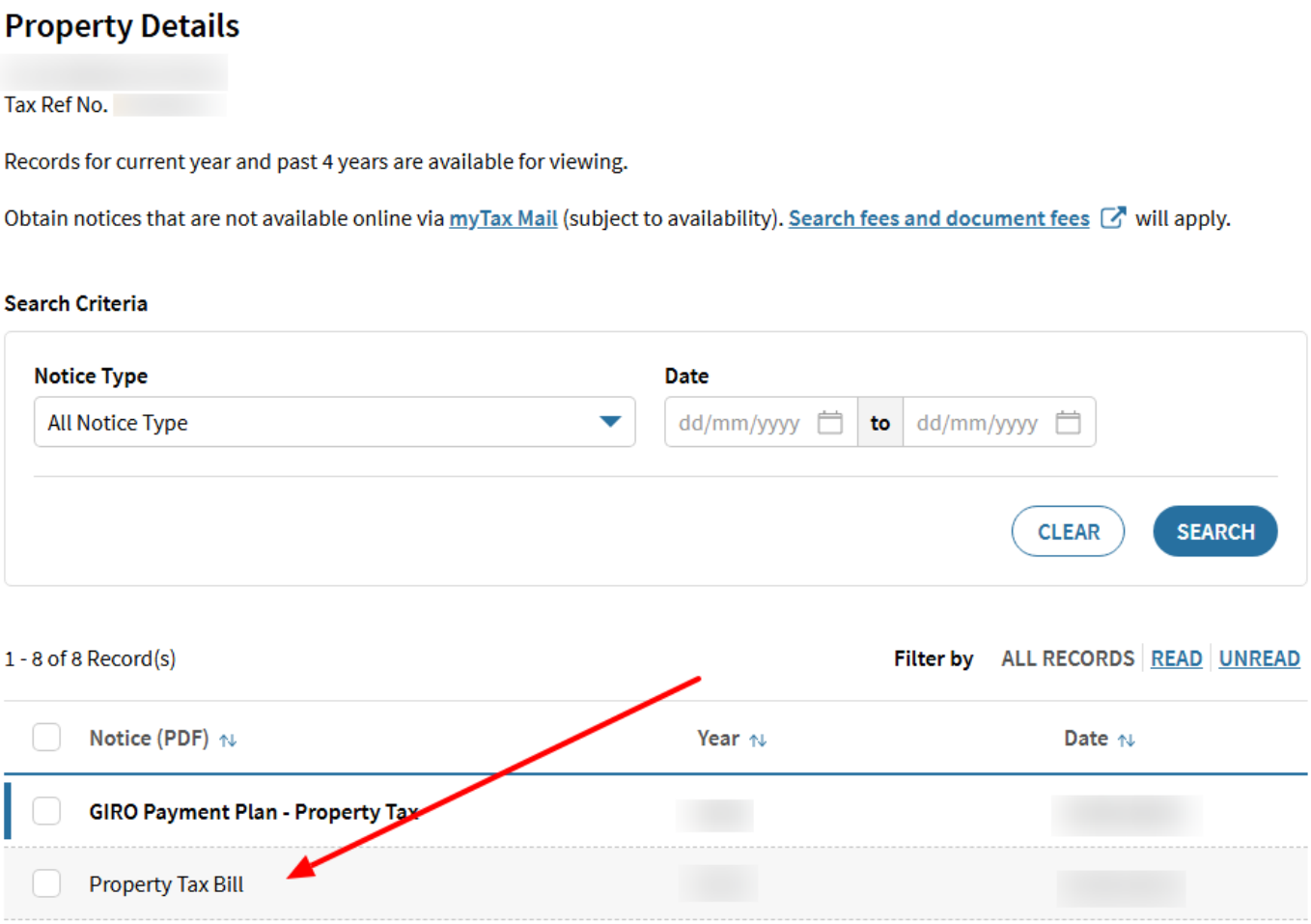
3. Select the menu. Navigate to "Inbox/Notices menu item > View Notices > Property Tax" to locate the relevant section.



4. View the Property Tax Notices page. The system displays all available property tax notices associated with your account.



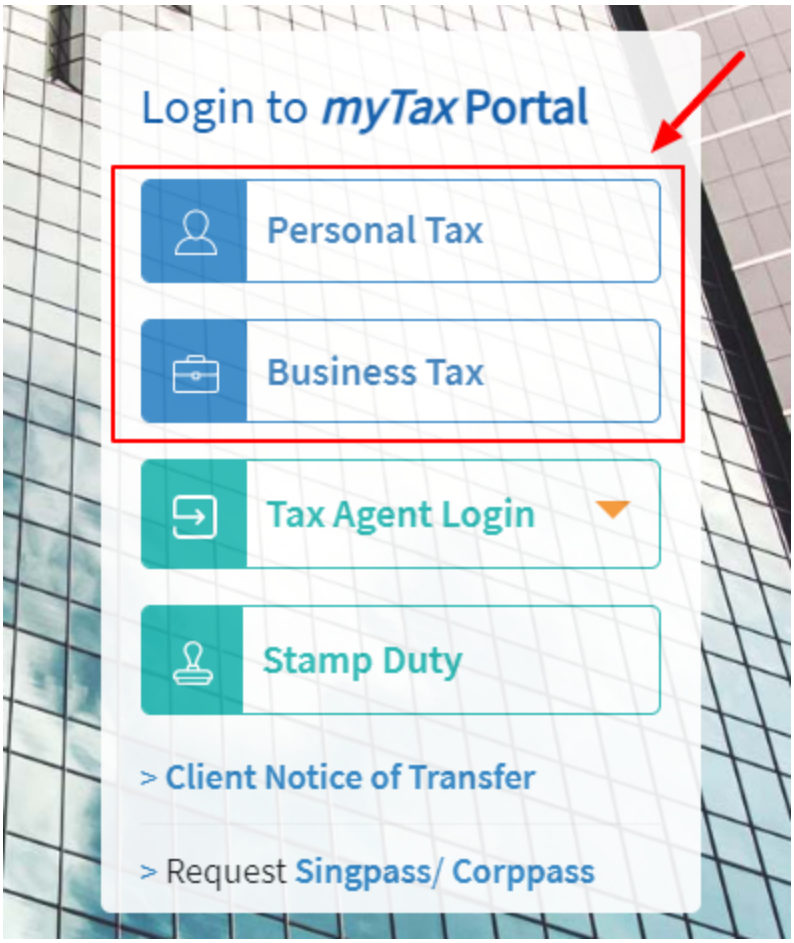
5. Select the property bill. Click on the relevant Property Tax bill and/or GIRO Payment Plan that you require, and the relevant PDF file(s) will be downloaded to your device.



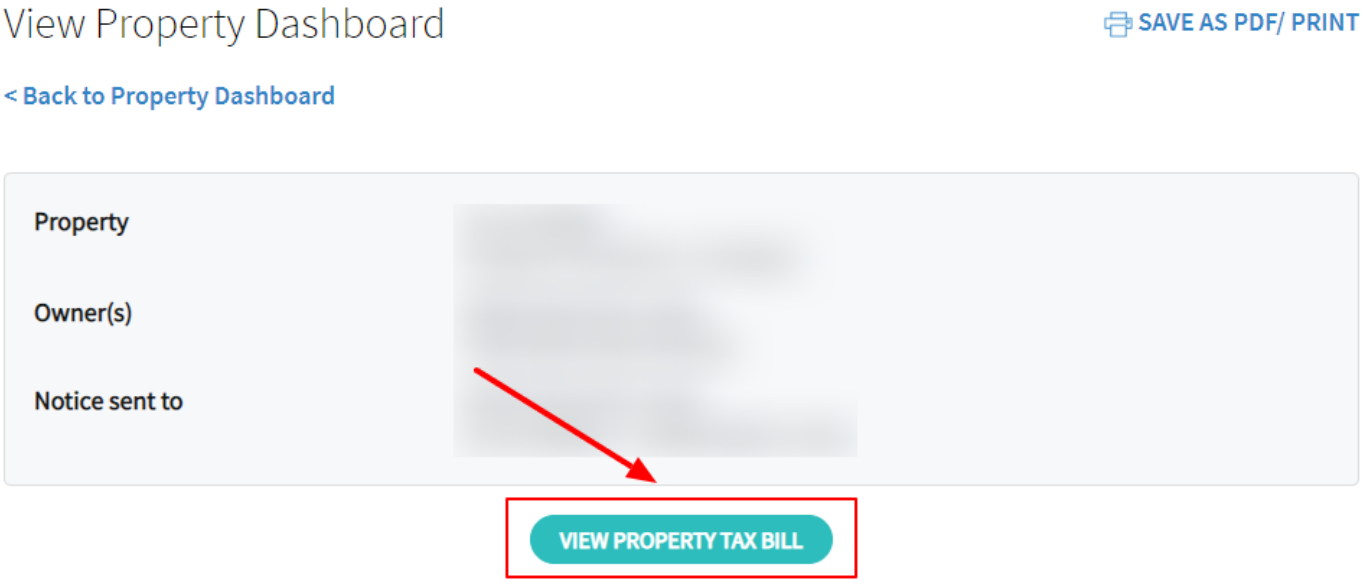
The selected documents download automatically in PDF format for your records and reference.

How do I pay a property tax balance if my account is under the GIRO payment scheme?

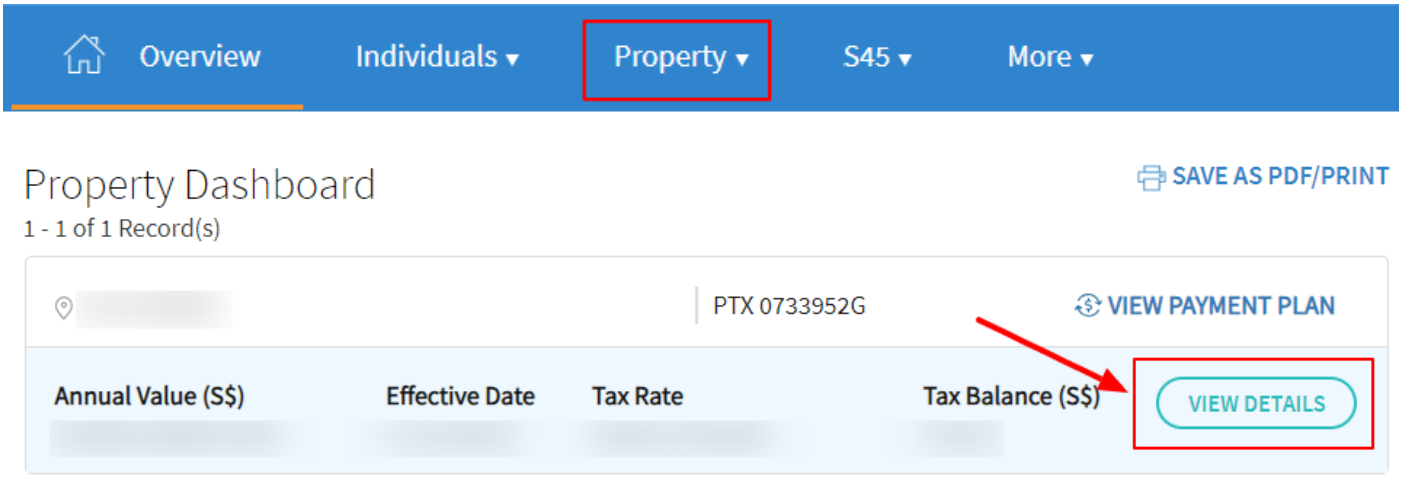
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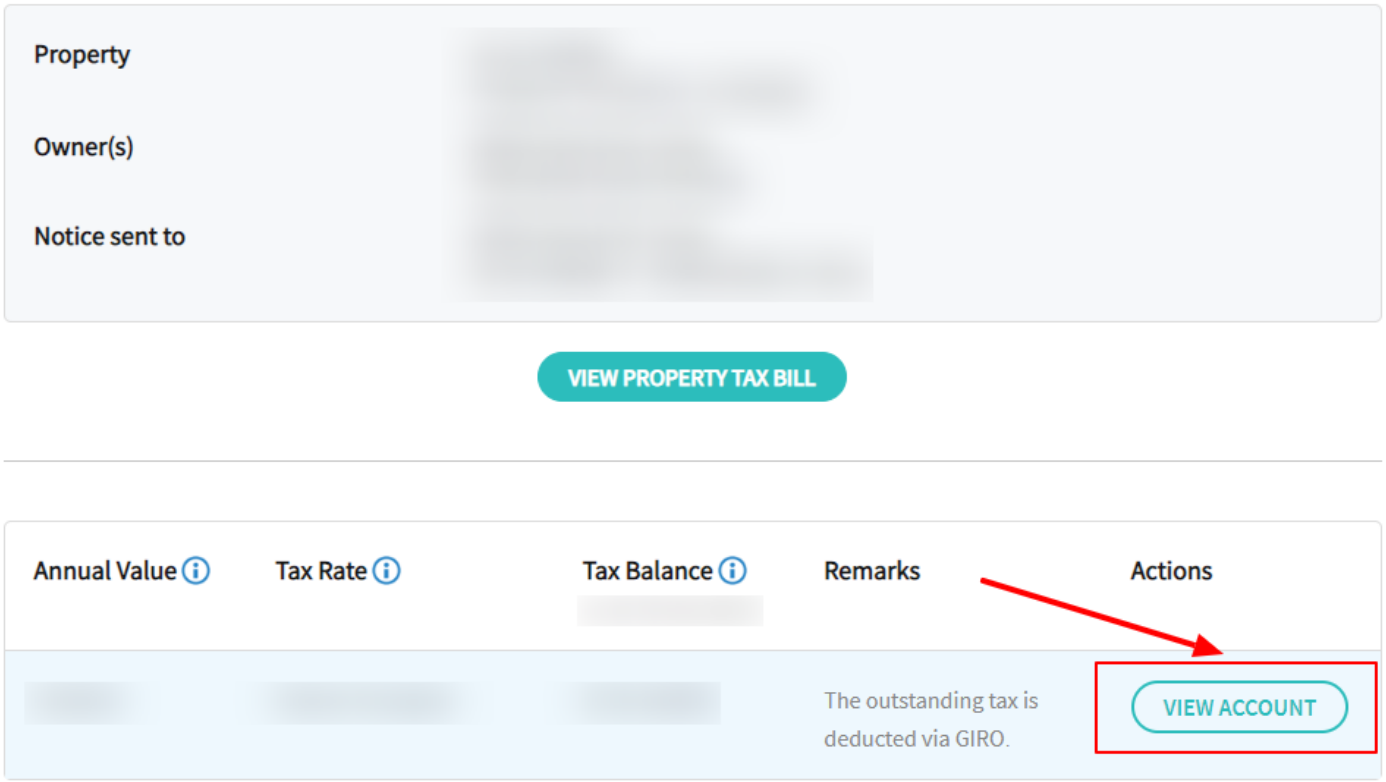
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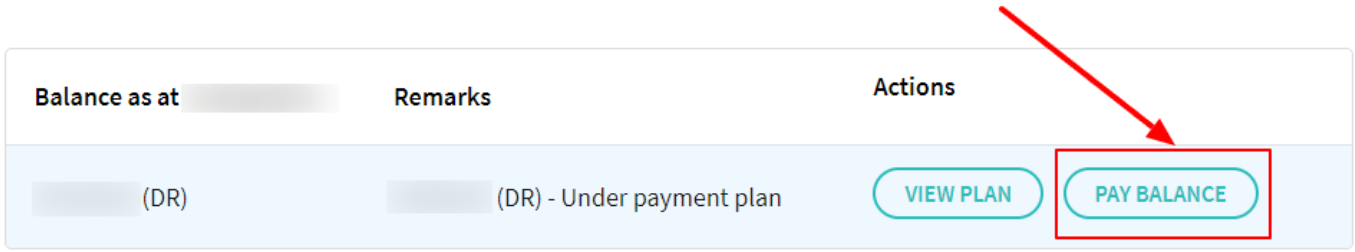
3. Go to the Property page. Navigate to Property, then select "View Property Dashboard". At the Property Dashboard, click "View Details".



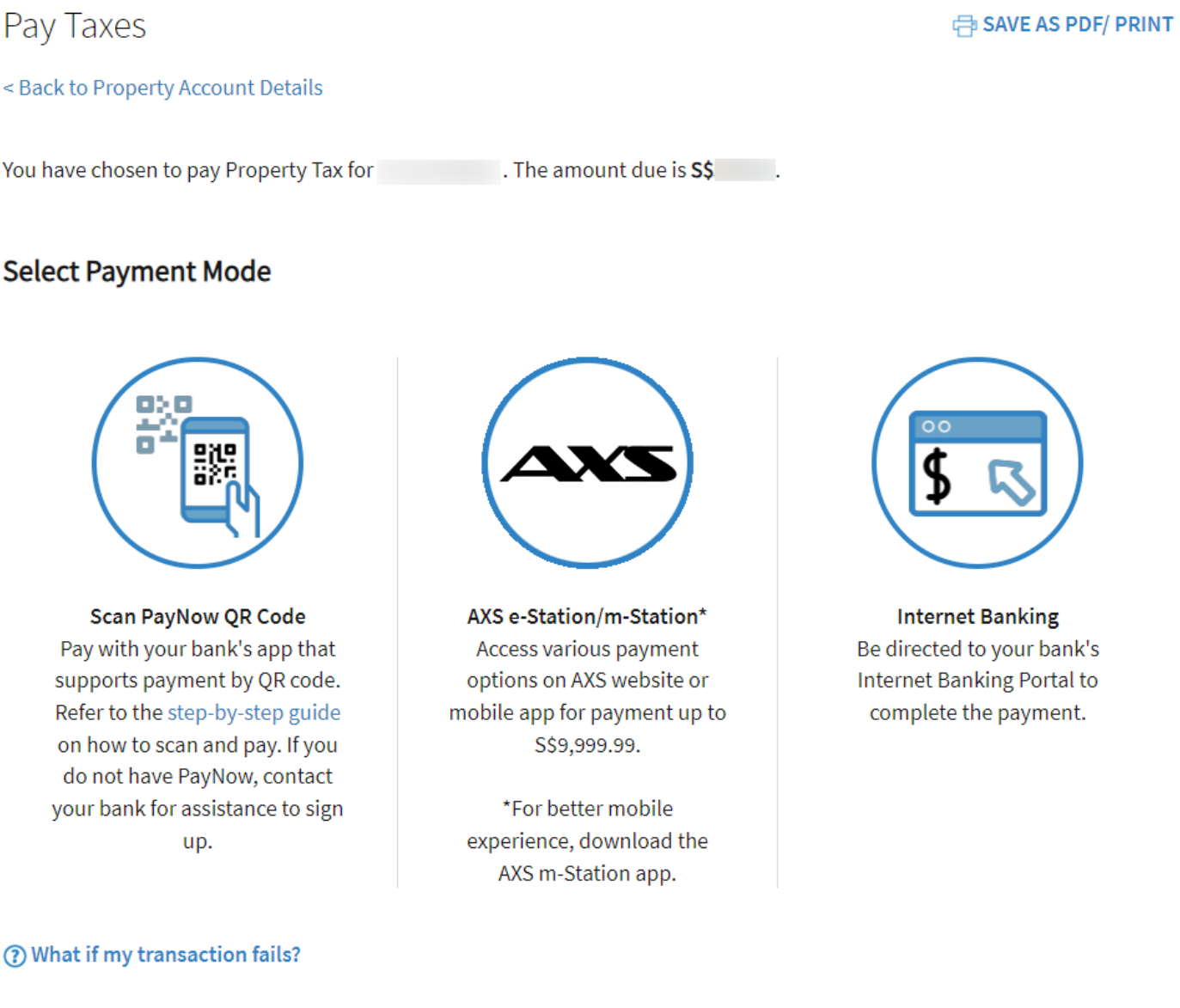
4. View your property tax account. Click "View Account" to access your property tax information.



5. View the balance payment. Select "Pay Balance" to proceed with payment.



6. Make payment. On the Payment page, choose your preferred payment mode from the available options.



What happens to property tax when I buy or sell a property?

In a conveyancing transaction, property tax is apportioned between the seller and the buyer at completion. The Completion Account prepared by the seller's lawyers sets out the apportionment of property tax (and, where applicable, maintenance charges and other outgoings) between the parties. For more on how this works, see our guides on buying property in Singapore and selling property in Singapore.

A note on IRAS procedures

Property tax matters are administered by IRAS. Property tax rates, reliefs, digital services and payment procedures change from time to time, so you should always check the IRAS website for the latest position before relying on the steps above.

Disclaimer: This information is provided for general guidance and does not constitute legal advice. For accurate and up-to-date details, please refer to the official IRAS website or consult a professional. Laws, regulations, rules and policies may change, so always verify the information from reliable sources.