Stamp Duty Remissions and Reliefs for Property in Singapore

Property Stamp Duties · https://help.law.com.sg/faq/stamp-duty-remission-for-property-in-singapore/

Stamp Duty Remission in Singapore: Quick Answer

Short answer: A stamp duty remission reduces or refunds duty that you would otherwise pay on a property transaction. IRAS grants each remission only where your facts meet the stated conditions. Some remissions apply when you stamp. Others need a separate application, and several carry strict deadlines.

Below, this guide explains the common stamp duty remission categories for property in Singapore in plain English. For each category, we link to the official IRAS page, because rates, rules and policies change from time to time.



Stamp duty remission categories for property in Singapore, summarised from IRAS guidance.

1. First, identify the duty in play: Buyer’s Stamp Duty (BSD), Additional Buyer’s Stamp Duty (ABSD) or Seller’s Stamp Duty (SSD).
2. Next, check whether a stamp duty remission category fits your facts.
3. Then collect the supporting documents that IRAS asks for.
4. Afterwards, stamp or apply through the myTax Portal within the deadline.

5. Finally, keep the remission certificate with your title documents.

Key Facts About Stamp Duty Remission at a Glance

Remission	Reduces or refunds duty on a particular transaction, once conditions are met
Relief	Applies to corporate restructuring, amalgamations and conversions
Duties covered	BSD, ABSD and SSD, and lease duty in some cases
Who decides	IRAS, under rules made under the Stamp Duties Act 1929
Where you apply	myTax Portal (Stamp Duty Login)
Common deadline	Many claims must reach IRAS within six months of the relevant date
Rates and rules	These change from time to time, so always check IRAS first

Remission or Relief: What Is the Difference?

People use the two words loosely, so we separate them here. A stamp duty remission reduces or refunds duty on a specific property transaction. A relief, by contrast, applies to transfers between associated entities, to amalgamations and to conversions into a limited liability partnership.

Both flow from rules made under the Stamp Duties Act. Consequently, the conditions are technical, and IRAS applies them strictly. Missing one condition usually means losing the whole benefit.

Common Stamp Duty Remission Categories for Property

Helpfully, IRAS publishes the full list on its common stamp duty remissions and reliefs for property page. Below, we summarise the categories that our conveyancing clients ask about most often.

Stamp Duty Remission on Transfer of HDB Flats Within the Family

This remission covers BSD and SSD on the transfer of an HDB flat to a family member. Broadly, any incoming lessee must be an immediate family member of a remaining lessee, and must be a

Singapore Citizen or Permanent Resident. Furthermore, no consideration may pass, apart from a repayment into the outgoing lessee's CPF account. At least one existing lessee must also stay on as a lessee.

However, the remission does not extend to Executive Condominium units. In practice, you stamp through the myTax Portal to obtain the certificate. Where there is an incoming lessee, HDB's written confirmation supports the application. See the IRAS page on transfer of HDB flats within family.

ABSD Remission for Foreigners Under Free Trade Agreements

Singapore's free trade agreements give certain foreign buyers the same stamp duty treatment as Singapore Citizens. Nationals and permanent residents of Iceland, Liechtenstein, Norway and Switzerland qualify. Nationals of the United States of America qualify as well. You claim the remission when you stamp through the myTax Portal.

Where a trust instrument forms part of the purchase, you instead file a remission application and attach the trust deed, together with the option or the sale and purchase agreement. See the IRAS page on foreigners eligible for ABSD remission under FTAs.

SSD Remission on Sale of Residential Properties by Non-Licensed Developers

A non-licensed housing developer may obtain remission of Seller's Stamp Duty on residential sales. The developer must be a company registered under the Companies Act, or a business registered under the Business Registration Act. It must also carry on the business of housing development for sale.

Notably, building new housing counts. So does demolishing an existing building entirely and rebuilding. However, alterations, repairs, additions and partial rebuilding do not. See the IRAS page on sale of residential properties by non-licensed developers.

ABSD Remission for Sites Developed Into Five or More Residential Units

Housing developers pay ABSD when they buy a residential development site. IRAS may remit a large part of that duty upfront, while a smaller slice stays payable. At the time of writing, 35 of the 40 percentage points may be remitted, leaving 5 percentage points due. Please treat that split as a guide only, and verify it with IRAS.

In return, the developer gives a written undertaking and must meet firm timelines. It must obtain the housing developer's licence and any qualifying certificate, commence works, then complete the development and sell every unit within the stated periods. Extensions exist for complex projects and for CORENET X submissions. See the IRAS page on sites for development of five or more residential units.

Remission of ABSD (Trust)

Where a buyer takes residential property on trust, ABSD (Trust) applies at a high rate. A stamp duty remission may follow if the property is held on trust for identifiable individual beneficiaries only, if the ABSD (Trust) has been paid, and if the application reaches IRAS within six months of execution.

IRAS then refunds the difference between the ABSD (Trust) paid and the ABSD payable on the highest beneficiary profile. Therefore, the beneficiary's residency status and property count matter a great deal. See the IRAS page on remission of ABSD (Trust).

ABSD Concession for Single Singapore Citizen Seniors

For purchases made on or after 16 February 2024, a single Singapore Citizen aged 55 and above may claim a refund of the ABSD paid on a replacement second residential property. Several conditions apply together, so read them carefully.

- Firstly, the senior pays the ABSD on the second property, then claims the refund.
- Each first property is owned solely by single Singapore Citizens aged 55 and above who are immediate family members.
- In addition, the owners of each first property must also own the second property.
- The buyers must not own more than one other residential property, and must not buy another one afterwards.
- Lastly, the buyers must dispose of the first property within six months of the relevant date.

See the IRAS page on the ABSD concession for single Singapore Citizen seniors.

ABSD Remission on Acquiring an Additional Interest in Property You Already Own

This stamp duty remission helps a co-owner who buys a further share of the same residential property. In particular, it applies to a Singapore Citizen who already owns two residential properties. It also applies to a Singapore Permanent Resident who owns one, and, for instruments executed on or after 27 April 2023, to a Permanent Resident who owns two.

The remission lowers the ABSD rate rather than removing it. In addition, the property must not be partnership property, and, for instruments executed on or after 9 May 2022, it must not be held on trust. See the IRAS page on acquisition of additional interest in property which buyer has interest.

Transfers of this kind often arise in decoupling. For the wider process, see our guide to decoupling and transfer of part-share.

How to Apply for a Stamp Duty Remission

Generally, most applications run through the myTax Portal under the Stamp Duty login. Sometimes IRAS issues the remission certificate as you stamp. On other occasions, you must file a separate request for assessment, and attach the supporting documents.

- Stamp the instrument and pay the duty assessed, unless IRAS grants the remission at stamping.
- Submit the application with the documents required, such as the HDB confirmation, the trust deed or the option to purchase.
- Diarise the deadline, because several refunds must be claimed within six months of the relevant date.
- Keep the remission or refund certificate with your title documents.

Deadlines and Traps to Watch With Any Stamp Duty Remission

- **Six-month windows.** Trust remissions and several ABSD refunds fall away once the window closes.

- **Disposal conditions.** Refund schemes usually require you to sell the earlier property within a fixed period.
- **Undertakings.** Developer remissions rest on written undertakings, so a missed milestone can claw back the duty.
- **Ownership changes.** Adding a co-owner, or buying another property, can break a condition after the event.
- **Rate changes.** Rates and rules move, so verify them on the IRAS website before you sign anything.

How Our Lawyers Help With a Stamp Duty Remission

- First, we check whether your facts fit a remission category before you sign the documents.
- Next, we prepare and submit the stamping and remission applications through the myTax Portal.
- In addition, we diarise the deadlines and the disposal conditions, then remind you in good time.
- Finally, we work alongside your tax adviser where the structure is complex, such as a trust purchase.

Please note our scope. We do not handle the conveyancing for the sale, purchase, mortgage or refinancing of HDB flats. However, we do act on the redemption or discharge of a mortgage for every property type, including HDB flats.

For fees and engagement, see our guide to conveyancing fees and how to engage us, or ask for a property quote.

Frequently Asked Questions About Stamp Duty Remission

What is a stamp duty remission?

Essentially, it is a reduction or refund of stamp duty on a property transaction. IRAS grants it under rules made under the Stamp Duties Act, and only where you meet every condition.

Is a remission the same as a relief?

No. A remission attaches to a particular property transaction. A relief covers corporate situations, such as transfers between associated entities, amalgamations and conversions to a limited liability partnership.

Do I get the remission automatically?

Sometimes. IRAS grants some remissions as you stamp through the myTax Portal. Others require a separate application with supporting documents, so check the relevant IRAS page early.

How long do I have to apply for a stamp duty remission?

It depends on the category. Several ABSD refunds and the trust remission must be claimed within six months of the relevant date. Therefore, diarise the deadline as soon as you sign.

Which remission applies to an HDB flat transfer within a family?

The remission for transfers of HDB flats within the family may cover BSD and SSD. However, it does not apply to Executive Condominium units, and the conditions on consideration and remaining lessees are strict.

Can foreigners claim an ABSD remission?

Yes, but only some. Nationals and permanent residents of Iceland, Liechtenstein, Norway and Switzerland qualify under free trade agreements, and so do nationals of the United States of America.

What is the ABSD (Trust) remission?

Where residential property is held on trust for identifiable individual beneficiaries only, IRAS may refund part of the ABSD (Trust) paid. The refund reflects the duty payable on the highest beneficiary profile, and you must apply within six months.

Can a single Singapore Citizen senior claim an ABSD refund?

Yes, for purchases on or after 16 February 2024. The senior must be aged 55 or above, must meet the ownership conditions, and must dispose of the first property within six months of the relevant date.

Does a remission apply when I buy out my co-owner’s share?

It may. The remission for acquiring an additional interest in a property you already own reduces the ABSD rate for qualifying Singapore Citizens and Permanent Residents. Trust and partnership situations fall outside it.

Where do I check the current stamp duty rates?

Always check the IRAS website. Rates, thresholds and conditions change from time to time, and IRAS also publishes a stamp duty calculator for property.

Do I need a lawyer to claim a stamp duty remission?

Not always, although the conditions are technical and unforgiving. A conveyancing lawyer can confirm your eligibility before you sign, then handle the stamping and the application for you.

Official IRAS Sources for Stamp Duty Remission

Rates and policies change, so please rely on the official pages below rather than on any summary.

- IRAS – common stamp duty remissions and reliefs for property
- IRAS – transfer of HDB flats within family
- IRAS – foreigners eligible for ABSD remission under FTAs
- IRAS – sale of residential properties by non-licensed developers
- IRAS – sites for development of five or more residential units
- IRAS – remission of ABSD (Trust)
- IRAS – ABSD concession for single Singapore Citizen seniors
- IRAS – acquisition of additional interest in property which buyer has interest
- IRAS – stamp duty for property, including current rates and the calculator

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Related Guides

- Buyer’s Stamp Duty and ABSD in Singapore

- How to buy property in Singapore
- How to sell property in Singapore
- Decoupling and transfer of part-share
- Foreign ownership of residential property

Disclaimer: this page gives general guidance only, and it is not legal or tax advice. Stamp duty rates, remission rules and government policies change from time to time, so always check the official IRAS website and take advice on your own facts before you act. If you rely on this page, you do so at your own risk.