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NEWSLETTER

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Thailand Extends Reduced Property Transfer and Mortgage Registration Fees

Following a Cabinet resolution dated June 30, 2026, the Ministry of Interior issued two notifications extending the reduced transfer and mortgage registration fees for qualifying residential property transactions. The notifications were published in the Royal Gazette on July 1, 2026, became effective on the same date, and will remain in force until June 30, 2027

According to the Ministry of Finance, the real estate sector accounts for approximately 6.9 percent of Thailand's GDP and plays a significant role in stimulating economic activity throughout the supply chain. The sector has extensive forward linkages with industries such as retail, warehousing and financial services, as well as backward linkages with industries including steel, cement, and concrete manufacturing. The government therefore expects the extension to support and ease the burden on individuals seeking homeownership, encourage the sale and purchase of both new and resale properties, and to stimulate investment and activity across Thailand's real estate sector and related industries.

Under the measure, the property transfer registration fee has been reduced from 2 percent of the appraised value to 0.01 percent. Additionally, the mortgage registration fee has been reduced from 1 percent of the mortgage amount (subject to a maximum of THB 200,000) to 0.01 percent, provided that the mortgage registration is carried out simultaneously with the transfer registration. As illustrated below, a buyer purchasing an eligible property with a value of THB 7 million and obtaining a THB 7 million mortgage would see registration fees decrease from THB 210,000 to just THB 1,400, generating savings of more than THB 200,000. This reduction may improve housing affordability and assist individuals seeking to acquire their first home or upgrade to a new residence.

Item	Standard Rate	Standard Fee*	Reduced Rate	Reduced Fee	Savings
Transfer Registration Fee	2% of the appraised value	THB 140,000	0.01%	THB 700	THB 139,300
Mortgage Registration Fee**	1% of the mortgage amount	THB 70,000	0.01%	THB 700	THB 69,300
		THB 210,000		THB 1,400	THB 208,600

* Standard Fee (THB 7M property/THB 7M mortgage)
**The reduced mortgage registration fee applies only where the mortgage registration is completed simultaneously with the transfer registration.

The fee reductions apply to the purchase and sale of detached houses, semi-detached houses, townhouses or terraced houses, commercial buildings, land together with residential or commercial buildings, and condominium units under the Condominium Act. Importantly, the Ministry of Finance has confirmed that the measure covers both newly developed properties and resale properties, thereby benefiting a broad range of purchasers across the housing market.

To qualify for the reduced fees, several conditions must be met though. Specifically, the sale and appraisal price must each not exceed THB 7 million, the mortgage amount must not exceed THB 7 million per loan agreement, and the mortgage and ownership transfer registrations must be completed at the same time in order to qualify for the reduced mortgage registration fee. Additionally, the buyer must be a Thai national.

Considerations for Property Developers and Businesses

Property developers, real estate brokers, lenders and other market participants should consider reviewing their sales and financing strategies in light of the extended incentive period. Practical measures may include:

- Identifying eligible residential inventory with values not exceeding THB 7 million,
- Updating marketing materials to highlight available fee savings,
- Coordinating transaction timelines to ensure simultaneous transfer and mortgage registration,
- Educating prospective buyers regarding eligibility conditions, and
- Reviewing transaction structures to maximize the benefits of the reduced fees.

Given the measure's applicability to both newly developed and resale properties, businesses throughout the residential property market may benefit from increased transaction volumes during the extension period.

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How ILCT Can Assist

ILCT closely monitors legal and regulatory developments affecting Thailand's real estate and property sectors. We can assist developers, financial institutions, investors and purchasers with, inter alia, assessing eligibility under the fee-reduction measures, structuring and documenting property acquisitions, conducting real estate due diligence, advising on regulatory compliance requirements, and facilitating property transactions and registrations before the relevant Land Offices.

For further information regarding this development or assistance with real estate transactions in Thailand, please contact ILCT's Real Estate Practice (at law@ilct.co.th).