



Reduction of registration fee for real estate transfers and real estate mortgages

In April 2024, the Ministry of Interior issued the two new Ministerial Regulations on reduction of fees for transfer and mortgage of real estate. The First Ministerial Regulation, which is called the Ministerial Regulation on prescribing the registration fee for rights and juristic acts for transfer and mortgage of condominium units B.E. 2567 (A.D. 2024) issued on 9 April 2024. This regulation prescribes the reduction on registration fees on the transfers of ownership and mortgages of condominium units. The registration fees are reduced to 0.01 percent provided that the purchased price or the appraisal price does not exceed 7 million Baht and the mortgage amount does not exceed 7 million Baht.

Another Ministerial Regulation is the Ministerial Regulation on prescribing the registration fee for rights and juristic acts under the Land Code for commercial and residential buildings B.E. 2567 (A.D. 2024). According to this Ministerial Regulation, it reduces the registration fees for transfer of commercial and residential buildings to 0.01 percent of the purchased price and the mortgage amount provided that the appraisal price or the mortgage amount does not exceed 7 million Baht. Also, an important condition is that a purchaser of a building under this Ministerial Regulation must be a Thai nationality.

These two new Ministerial Regulations are effective from the date of issuances until 31 December 2024.