



New Ministerial Regulation on Wills and Inheritance Procedures in Thailand

In January 2026, Thailand introduced a new ministerial regulation governing the preparation, registration, and administration of wills and inheritance-related documents at district offices (Amphur). The regulation, published in the Royal Thai Government Gazette, is in force nationwide and standardises administrative practices that had previously been applied inconsistently across districts.

While the regulation does not amend the substantive inheritance rules under the Civil and Commercial Code, it has important practical implications for both Thai and foreign individuals who rely on administrative wills, inheritance declarations, or related procedures.

The regulation establishes a uniform framework governing how district officers and district directors in Bangkok process wills and inheritance-related declarations. It formalises official authority and standardises procedures across the country, with a focus on improving evidentiary reliability and reducing disputes.

In particular, the regulation:

- Standardises procedures for disinheritance, revocation of disinheritance, and renunciation of inheritance; and
- Emphasises verification of identity, legal capacity, and free intent, granting officials authority to suspend or refuse proceedings where capacity or voluntariness is in doubt.

Recognised Forms of Wills

The regulation expressly recognises and regulates the following instruments that may be processed through district offices:

- Administrative wills made before a district officer and witnesses
- Secret or sealed wills deposited with district offices for safekeeping

- Wills by persons with communication limitations, subject to enhanced witnessing requirements
- Oral wills, permitted only in exceptional or emergency circumstances

Each category is subject to prescribed procedures, official forms, and record-keeping requirements. All submissions must be registered, assigned official reference numbers, and properly sealed. Non-compliance may affect the administrative validity of the process.

Although the regulation applies at the administrative level, it has direct implications for court-supervised probate proceedings. Administrative wills registered at district offices are commonly relied upon as key evidence during probate, particularly in cases involving foreign nationals, cross-border heirs, or assets in multiple jurisdictions.

Where no will exists, succession is governed by Thailand's intestacy rules, requiring court appointment of an estate administrator and submission of supporting documentation, often involving translations and legalisation.

Clearly and procedurally compliant documentation generally results in faster and more efficient probate, while deficiencies increase the risk of delays and disputes.

The regulation enhances procedural certainty but raises compliance expectations for individuals relying on administrative processes. Individuals with assets in Thailand—especially foreign nationals and cross-border families—should note that:

- Administrative wills will be subject to more consistent scrutiny nationwide;
- Capacity and intent assessments are likely to be more formalised; and
- Advance preparation and documentation are increasingly critical.

Should you have any question, please do not hesitate to contact us via info@bgloballaw.com

