



The Land Department is preparing to amend the Land Code of Thailand

On 23 December 2025, the Land Department published the first draft of the Bill amending the Land Code (No. ...) B.E. ... (the “Draft”) on its website for the purpose of conducting a first public hearing among relevant stakeholders. The public consultation period runs from 25 December 2025 to 24 March 2026.

The Draft proposes several material amendments to the Land Code, addressing the following key issues:

1. **Reducing encroachment on state land and promoting sustainable growth** — by allocating sufficient land for housing and livelihoods to the public, tailored to the differing needs of each locality and administered by provincial governors;
2. **Strengthening anti-corruption measures** — through the abolition of land reservation certificates and land possession notifications (Sor.Kor.1), which have been susceptible to misuse in the unlawful issuance of land rights documents;
3. **Expanding access to land rights** — by introducing additional channels allowing individuals who have occupied and utilized land after the Land Code came into force, but lack documentary evidence of land rights, to apply for land title deeds at the local Land Office where the land is situated;
4. **Modernizing land administration** — by mandating the adoption of electronic land title deeds;
5. **Safeguarding legal certainty of land ownership** — by preventing the arbitrary revocation of ownership rights in respect of accreted land along riverbanks; and
6. **Reducing land boundary disputes before the courts** — by empowering land officials to resolve boundary disputes in cases where both the disputed land plot and the adjoining plot have been surveyed using a real-time satellite-based positioning network.

Stakeholders are invited to submit comments during the public consultation period. We will continue to monitor developments and provide updates as the Draft progresses through the legislative process.