

(Unofficial Translation)

Royal Decree  
Deductions on Land and Building Tax  
B.E. 2563 (2020)

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HIS MAJESTY KING MAHA VAJIRALONGKORN BODINDRADEBAYAVARANGKUN;

Given on the 18<sup>th</sup> Day of January B.E. 2563 (2020);

Being the 5<sup>th</sup> Year of the Present Reign

His Majesty King Maha Vajiralongkong Bodindradebayavarangkun is graciously pleased to proclaim that:

Whereas it is expedient to have deductions on land and building tax for some specific land and buildings;

By virtue of Section 175 of the Constitution of the Kingdom of Thailand and Section 55 of the Land and Building Tax Act B.E. 2562, the Royal Decree is enacted by His Majesty the King, as follows:

Section 1 This Royal Decree is called the “Royal Decree Re: Deductions on Land and Building Tax B.E. 2563 (2020)”.

Section 2 This Royal Decree shall come into force as from the 1<sup>st</sup> day of January B.E. 2563 (2020) onwards.

Section 3 The tax amount imposed on the following land and buildings shall be deducted at the rate of 50 percent:

(1) Land and buildings, buildings, or condominium buildings which the owner or the possessor as a natural person uses as the residence and has his/her name in the house registration in accordance with the law on civil registration. Accordingly, it is specifically for the property that such aforesaid person acquires ownership or possessory right by succession and has already registered the right and juristic act with regards to such property prior to the 13<sup>th</sup> day of March B.E. 2562 (2019)

(2) Land which is the location of the power plant and the power plant. Accordingly, it also includes other land or buildings that are applied for electricity generation.

(3) Land and buildings that are used for dams and areas in connection with dams which are applied for electricity generation.

*This unofficial translation has been prepared by FBLP Legal. It is for information purposes only and must not be relied on for accuracy. Please refer to the official Thai text for all formal purposes.*

Section 4      The tax amount imposed on the following land and buildings shall be deducted at the rate of 90 percent:

(1)      Land or buildings that are immovable properties pending for sale which the following institutions acquire for a period not exceeding five years from the date that those immovable properties were acquired by the institution.

(A)      Financial institutions in accordance with the law on financial institutions business;

(B)      Special financial institutions which are founded by the specific law;

(C)      Public financial institutions in accordance with the law on public financial institution;

(D)      Asset Management companies in accordance with the law on Asset Management Company.

(2)      Land or buildings of the entrepreneur that are being developed for the land allocation project for residential or industrial purposes according to the Land Development Act for a period not exceeding three years from the date that the permission is granted for such land development.

(3)      Land or buildings of the entrepreneur that are being developed for a condominium project according to Condominium Act for a period not exceeding three years from the date that the permission is granted for such condominium construction.

(4)      Land or buildings of the entrepreneur that are being developed for an industrial estate according to the Industrial Estate Authority of Thailand Act for a period not exceeding three years from the date that the permission is granted for such industrial estate establishment.

(5)      Land or buildings that have already been organized in accordance with the Land Development Act, Condominium Act, Industrial Estate Authority of Thailand Act and such entrepreneur ,who is permitted by law, has not sold it yet for a period not exceeding two years from the 13<sup>th</sup> day of March B.E. 2562 (2019)

(6)      Land or buildings that are used in the affairs of higher education institute in accordance with the Private Institution of Higher Education Act, specifically for the land which is the location according to the area and building plan as specified in the regulation on establishment of such higher education institution.

(7) Land or buildings that are used in the school affairs in accordance with the Private School Act, specifically for the land which is the location according to the area and building plan as specified in the instrument on establishment of such private school, as follows:

- (A) Formal school;
- (B) Non-formal school in the type of religious teaching;
- (C) Non-formal school in the type of Islamic education center of mosque (Tadika); and
- (D) Non-formal school in the type of Pondok institute

(8) Land or buildings that are used to provide services to the general public specifically for the following purposes:

- (A) Sports playing as prescribed by the committee of the Sports Authority of Thailand for registration of sports association establishment;
- (B) Zoo which is permitted in accordance with the law on wild animal reservation and protection;
- (C) Theme park with rides that is permitted in accordance with the law on building control;
- (D) Car parking lot of the Mass Rapid Transit Authority of Thailand which is provided for passengers; and
- (E) Land for public bus parking lot at the bus terminal

(9) Land or buildings in the airport that are used for runway, taxiway, and airplane parking as prescribed by the Civil Aviation Authority of Thailand.

(10) Land or buildings that are used for roads or elevated roads as expressway in accordance with the law on the Expressway Authority of Thailand or land which are highways concession in accordance with the law on the Highway Concession.

Section 5 The Minister of Finance and the Minister of Interior shall take charge and control of the execution of this Royal Decree.

Countersigned by:  
General Prayut Chan-o-cha  
Prime Minister