

20 December 2022

# THAILAND

## Newsletter

### Key Contacts



Susumu Hanawa

☎ +66-2-009-5127

✉ susumu.hanawa@mhm-global.com



Tananan Thammakiat

☎ +66-2-009-5126

✉ tananan.t@mhm-global.com



Wichuda Pongsapan

☎ +66-2-009-5116

✉ wichuda.p@mhm-global.com



Chaveeporn Vithayanupong

☎ +66-2-009-5136

✉ chaveeporn.v@mhm-global.com

## Stay Ready for the Full Implementation of the New Land and Building Tax System

### Introduction

The new land and building tax collection system was launched in 2019 and has been implemented since 2020. However, due to the incompleteness of the property appraisal system and other relevant databases, as well as the onset of the COVID-19 pandemic, the tax collection system has not been fully implemented. Several exemptions on tax rates, the tax base, certain conditions, and the deadline extension have been continually updated.

### Extensions for the Relevant Procedures

According to the new system, each local administrative organization must conduct land and property survey and prepare an annual record of such land and property. The record will have to be shared to the relevant taxpayer within November of each year.

The local administrative organization will announce the appraisal values for properties and the tax rates within its jurisdiction before the 1<sup>st</sup> February of each year. A tax return will be delivered to each taxpayer within February so that the land and building tax payment can be completed by the taxpayer in April of each year.

On 9 December 2022, the Notification of the Ministry of the Interior Re Extension on the Procedure in accordance with the Land and Building Tax Act for the tax year 2023 was announced. All original due dates mentioned above have been extended for the procedures of tax year 2023. Details are as follows:

Relevant Procedures	Original Due Date of Tax Year 2023	Extended Due Date
Announcement of the annual property record	within November 2022	within <b>January 2023</b>
Announcement of the appraisal values and tax rates	before the 1 <sup>st</sup> February 2022	before the <b>1<sup>st</sup> April 2023</b>
Delivery of tax return	within February 2022	within <b>April 2023</b>
Tax payment due date	within April 2023	within <b>June 2023</b>

Apart from the above extensions, the deadline of an outstanding tax demand notice and the period of the tax installment plan has also been lengthened for two months.

Though the extensions have been provided, it is recommended that a taxpayer to be prepared and familiar with these relevant processes of the new tax collection system. A taxpayer should be aware that a taxpayer is entitled to object and request the local administrator to review the appraisal values of his/her property or tax assessment (as the case may be) if the taxpayer is of the opinion that it is incorrect. The request must be submitted to the local administrator within ninety days from the specified date for the claim on appraisal values, and within thirty days from the date of notification of the tax assessment.

On a related note, on 20 December 2022, the Thai government approved a tax reduction measure for the land and building tax for the 2023 tax year. According to the Thai government's approval, a 15% reduction on the tax amount will be provided to all types of property, including property that has already benefitted from other tax reduction privileges. However, the total reduction tax rate must not exceed 90%. The draft tax reduction regulation is now being preparing by the Ministry of Finance. Please keep an eye on the launch of the regulation and check your tax benefits accordingly.

For more details on the features of the new land and building tax collection system, please refer to our newsletter issued on 25 August 2020 [HERE](#)

If you have any questions in relation to the topic raised in this briefing, please contact the authors listed in the left-hand column.

## Contact Us

Chandler MHM Limited  
17<sup>th</sup> and 36<sup>th</sup> Floors  
Sathorn Square Office Tower  
98 North Sathorn Road  
Silom, Bangrak, Bangkok 10500  
Thailand  
[www.chandlermhm.com](http://www.chandlermhm.com)

This publication is intended to highlight an overview of key issues for ease of understanding, and not for the provision of legal advice. If you have any questions about this publication, please contact your regular contact persons at Mori Hamada & Matsumoto or Chandler MHM Limited. If you should have any inquiries about the publications, or would like more information about Chandler MHM Limited, please contact [bd@mhm-global.com](mailto:bd@mhm-global.com).