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**STAMP DUTIES ACT
(CHAPTER 312)**

**STAMP DUTIES ACT
(AMENDMENT OF FIRST SCHEDULE)
NOTIFICATION 2021**

In exercise of the powers conferred by section 78(1) of the Stamp Duties Act, the Minister for Finance makes the following Notification:

Citation and commencement

1. This Notification is the Stamp Duties Act (Amendment of First Schedule) Notification 2021 and comes into operation on 16 December 2021.

Amendment of First Schedule

2. The First Schedule to the Stamp Duties Act is amended —

- (a) by inserting, immediately after the words “12 January 2013” in Article 3(bf), the words “but before 16 December 2021”;
- (b) by deleting the words “*paragraphs (a) and (bf),*” in the sub-heading of Article 3(bg) and substituting the words “*paragraph (a), and either paragraph (bf) or (bh) (as applicable),*”;
- (c) by inserting, immediately after paragraph (bg) of Article 3, the following paragraph:

“(bh) on sale of residential property (whether or not any other type of property is also conveyed, transferred or assigned under the same instrument), executed on or after 16 December 2021

In addition to duty under paragraphs (a) and (bg)

(i) if —

(A) the grantee, transferee or lessee is a Singapore permanent resident not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore permanent resident not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and

(B) one residential property is conveyed, transferred or assigned under the instrument

5% of the amount of consideration of the residential property that is conveyed, assigned or transferred

(ii) if —

(A) the grantee, transferee or lessee is a Singapore citizen not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident, a foreigner or an entity; and

(B) 2 residential properties are conveyed, transferred or assigned under the instrument

17% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty

(iii) if —

(A) the grantee, transferee or lessee is a Singapore citizen owning one property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen owning one property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and

(B) one residential property is conveyed, transferred or assigned under the instrument

17% of the amount of consideration of the residential property that is conveyed, assigned or transferred

(iv) if —

(A) the grantee, transferee or lessee is a Singapore permanent resident not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore permanent resident not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and

(B) 2 residential properties are conveyed, transferred or assigned under the instrument

The aggregate of —

(a) 5% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and

(b) 25% of the amount of consideration of the other residential property that is conveyed, assigned or transferred

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| (v) if — | |
| (A) the grantee, transferee or lessee is a Singapore permanent resident owning one property, or any of 2 or more joint grantees, transferees or lessees is a Singapore permanent resident owning one property and none of the other joint grantees, transferees or lessees is a Singapore permanent resident owning 2 or more properties, a foreigner or an entity; and | 25% of the amount of consideration of the residential property that is conveyed, assigned or transferred |
| (B) one residential property is conveyed, transferred or assigned under the instrument | |
| (vi) if — | The aggregate of — |
| (A) the grantee, transferee or lessee is a Singapore citizen not owning property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen not owning property and none of the other joint grantees, transferees or lessees is a Singapore citizen owning one property or owning 2 or more properties, a Singapore permanent resident, a foreigner or an entity; and | (a) 17% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and |
| (B) 3 or more residential properties are conveyed, transferred or assigned under the instrument | (b) 25% of the total amount of consideration of the other residential properties that are conveyed, assigned or transferred, after deducting the amount of consideration of any one of those other residential properties, as elected by that person |

(vii) if —

- (A) the grantee, transferee or lessee is a Singapore citizen owning one property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen owning one property, and none of the other joint grantees, transferees or lessees is a Singapore citizen owning 2 or more properties, a Singapore permanent resident owning property, a foreigner or an entity; and
- (B) 2 residential properties are conveyed, transferred or assigned under the instrument

(viii) if —

- (A) the grantee, transferee or lessee is a Singapore citizen owning one property, or any of 2 or more joint grantees, transferees or lessees is a Singapore citizen owning one property, and none of the other joint grantees, transferees or lessees is a Singapore citizen owning 2 or more properties, a Singapore permanent resident, a foreigner or an entity; and
- (B) 3 or more residential properties are conveyed, transferred or assigned under the instrument

The aggregate of —

- (a) 17% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
- (b) 25% of the amount of consideration of the other residential property that is conveyed, assigned or transferred

The aggregate of —

- (a) 17% of the amount of consideration of any one of the residential properties that are conveyed, assigned or transferred, as elected by the person paying the duty; and
- (b) 25% of the total amount of consideration of the other residential properties that are conveyed, assigned or transferred