

IRAS CIRCULAR

STAMP DUTY ON LEASE AND TENANCY AGREEMENT



**INLAND REVENUE
AUTHORITY
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All Licensed House Agencies

STAMP DUTY ON LEASE AND TENANCY AGREEMENT

IRAS recently conducted a stamp duty audit and found that a significant number of Lease and Tenancy Agreements were not duly stamped. The tenants have since been asked to pay the stamp duties as well as the penalties imposed. The maximum penalty is four times the amount of stamp duty. Some of the tenants informed that they had not been given proper advice by their estate agents on the requirement to stamp.

The law requires stamp duty to be payable on a LEASE or AGREEMENT for a lease of any immovable property. Hence, any exchange of correspondence between the parties or any written document confirming the lease or renewal of lease would be subject to stamp duty. Stamp duty is payable within 14 days from the date of the Agreement if it is signed in Singapore and within 30 days from the date of receipt in Singapore if it is signed outside Singapore. Late stamping will attract penalties. Evasion of stamp duty is a serious offence that could lead to a fine of up to \$10,000 or to imprisonment for a term not exceeding 3 years or both.

IRAS takes a serious view on late-stamping and non-stamping. Disciplinary actions may be taken against estate agents found giving improper advice on stamping requirements. Estate agents handling the leasing of properties should ensure that the Agreements are duly stamped. If the Agreements have not been stamped, they should advise their clients to voluntarily present them for stamping immediately. Please disseminate the contents to this circular to all your estate agents.

More information on stamp duty is available on IRAS website at <http://www.iras.gov.sg>.

Yours faithfully

CHIANG KIM SENG
for COMPTROLLER OF PROPERTY TAX