

Your Property Tax Contributes to Singapore



INLAND REVENUE
AUTHORITY
OF SINGAPORE



Taxes are used to help our children succeed, keep Singapore safe, provide affordable and quality healthcare, and foster a conducive living environment that everyone can be proud to call home.

Understanding Property Tax

Why Pay Property Tax?

Hi Mrs. Gopal! I have received my Property Tax bill. Why do I have to pay property tax on my own home?

Property tax is a tax on the ownership of property and is payable by all property owners on the properties they own. Property tax payments go towards funding a child's education, medical facilities for the aged and recreational parks for all to enjoy!

I see! At least I'm assured that it will benefit me and my family.



Annual Value (AV)

Annual Value (AV) X Tax Rates = Property Tax.
How does IRAS determine Annual Value?

Annual Value is the estimated annual rent of your property, assuming that your property is rented out. IRAS considers all the contracted rents of similar properties in your neighbourhood to determine the Annual Value. To know if it is fair, you can check the rentals listed on HDB and URA websites for comparison.

I see. Let me check my bill. I live in a 4-room HDB flat and my AV is \$10,500. I pay \$100 per year.

I live in a condominium and my AV is \$30,000. That means I pay \$880 per year.

I live in a landed property and my AV is \$90,000. I pay a higher property tax of \$4,480 per year.



Progressive Property Tax Rates

Yes, the property tax rates are progressive. Homeowners who live in a higher value home will pay more property tax.

Wow, I pay \$100 compared to Gopal who pays \$4,480 per year!

I checked the URA website for rentals of similar properties in my neighbourhood and realised that IRAS has assessed my AV fairly. I saw some higher rentals.



Owner-Occupiers Pay Less Tax

Hey Thomas, the AV for my 4-bedroom condominium is \$36,000 and I pay \$1,120 since I'm living in it. How much tax do you pay for your 3-bedroom condominium which you rent out?

My AV is \$30,000 and I pay \$3,000 per year.

Oh, so although my unit is bigger than yours, I pay less tax as I live in the property.





Property Tax Rates for Residential Properties

Owner-Occupier Tax Rates

Annual Value (AV)	Progressive Tax Rates	Property Tax Payable
First \$8,000	0%	\$ 0
Next \$47,000	4%	\$ 1,880
First \$55,000	-	\$ 1,880
Next \$15,000	6%	\$ 900
First \$70,000	-	\$ 2,780
Next \$15,000	8%	\$ 1,200
First \$85,000	-	\$ 3,980
Next \$15,000	10%	\$ 1,500
First \$100,000	-	\$ 5,480
Next \$15,000	12%	\$ 1,800
First \$115,000	-	\$ 7,280
Next \$15,000	14%	\$ 2,100
First \$130,000	-	\$ 9,380
Above \$130,000	16%	

Residential Tax Rates (Non-Owner-Occupied)

Annual Value (AV)	Progressive Tax Rates	Property Tax Payable
First \$30,000	10%	\$ 3,000
Next \$15,000	12%	\$ 1,800
First \$45,000	-	\$ 4,800
Next \$15,000	14%	\$ 2,100
First \$60,000	-	\$ 6,900
Next \$15,000	16%	\$ 2,400
First \$75,000	-	\$ 9,300
Next \$15,000	18%	\$ 2,700
First \$90,000	-	\$12,000
Above \$90,000	20%	



Frequently Asked Questions

1

I have lost/misplaced/did not receive my bill. How do I request a copy of my bill/statement of account?

Log in to mytax.iras.gov.sg using your SingPass to:

- Obtain a copy of your bill (Select "Notices")
- Request a statement of account (Under "Account Summary")

2

I am living in my property but my tax calculation reflects "Residential Tax Rates". What should I do?

Log in to mytax.iras.gov.sg > "Apply for Owner-Occupier Tax Rates". Please note that the owner-occupier tax rates can only be applied to one home owned and occupied by an individual or a married couple.



3

How can I check that IRAS has received my payment or check my outstanding tax?

Your payment will be posted into your tax account within three working days after payment is received. Go to www.iras.gov.sg/irashome/ePTBalance to check your tax position using your NRIC and property address.

For more information, please visit www.iras.gov.sg.

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2-step verification or 2FA is required when you use SingPass to log in to myTax Portal. To check if you have successfully set up your 2FA, please log in to www.singpass.gov.sg.