

Seller's Stamp Duty (SSD) for Residential Property

Frequently asked Questions relating to SSD for residential property	Answer
1. Where do I e-Stamp for SSD?	<p>You can e-Stamp your document via e-Stamping Portal:</p> <ol style="list-style-type: none"> 1. Login with SingPass or CorpPass ID 2. Select "Stamping" 3. Select "Sale & Purchase of Property (Seller's Stamp Duty)"
2. What is a residential property?	<p>For stamp duty purposes, a property is a residential property if:</p> <ol style="list-style-type: none"> 1. It is a unit in a building (including those under construction) where its permitted use is Residential at the date of sale or disposal. Permitted use excludes temporary permission granted by the Competent Authorities for change of use. 2. It is a vacant land or entire building with land where the zoning of the land is Residential under the Master Plan, at the date of sale or disposal. If the property is situated on land zoned for mixed uses where there is a residential component, the property will be deemed as a residential property. <p>For definition of a residential property, please visit IRAS website.</p>
3. What is SSD for residential properties?	<p>SSD is payable on all residential properties and residential lands bought on or after 20 Feb 2010 and sold within the holding period.</p>
4. How do I determine if I am liable for SSD?	<p>Whether SSD is payable and the rate will depend on:</p> <ol style="list-style-type: none"> 1. The type of property sold or disposed 2. The date of purchase or acquisition 3. The date of sale or disposal <p>For calculation of SSD, please refer to this link.</p>
5. What is the date of sale?	<p>The date of sale or disposal refers to:</p> <ol style="list-style-type: none"> 1. Date of execution of Option to Purchase by the buyer to the seller's offer to sell; or 2. Date of Sale & Purchase Agreement signed by the seller and buyer; or 3. Date of transfer where (1) and (2) are not applicable
6. What are the SSD rates in relation to holding period?	<p>The rates of SSD payable on residential property purchased on and after 20 Feb 2010 and sold within certain duration, are summarized in the table below:</p>

	Date of Purchase or Date of Change of Zoning / Use	Holding Period	SSD Rate (on the actual price or market value, whichever is higher)
	On and after 14 Jan 2011, before 11 Mar 2017	Up to 1 year	16%
		More than 1 year and up to 2 years	12%
		More than 2 years and up to 3 years	8%
		More than 3 years and up to 4 years	4%
		More than 4 years	No SSD payable
	For properties bought on or after 11 Mar 2017	Up to 1 year	12%
		More than 1 year and up to 2 years	8%
		More than 2 years and up to 3 years	4%
		More than 4 years	No SSD payable
	For more information, please click here .		
7. How is SSD computed?	SSD is computed by applying the relevant SSD rate on the selling price or the market value of the property as at the date of sale or disposal, whichever is higher.		
8. Are there any exemptions for SSD?	Yes, there are. SSD for residential properties is exempted for sellers / transferors under certain scenarios. For more information, please click here .		
9. Are there any remissions of SSD for residential properties?	Yes, there are. SSD for residential properties may be remitted for sellers / transferors under certain scenarios. Application for remission is required by sellers / transferors. For more information, please click here .		
10. Do I need to submit any documents to IRAS when I e-Stamp my document relating to SSD for residential property?	<p>You do not need to submit your documents to IRAS for stamping and payment of SSD.</p> <p>Law firms representing the sellers of residential properties need to ensure that the sellers complete the Seller's Stamp Duty for Residential Properties Declaration Form.</p> <p>The completed form need not be submitted to IRAS. However, law firms are advised to retain the original declaration forms for at least 5 years from the date of sale/ disposal of the property as IRAS may request for it for audit purposes.</p>		