

Additional Buyer's Stamp Duty (ABSD)

Frequently asked Questions relating to ABSD	Answer
1. Where do I e-Stamp for ABSD?	You can e-Stamp your document via e-Stamping Portal : <ol style="list-style-type: none"> 1. Login with SingPass or CorpPass ID 2. Select "Stamping" 3. Select "Sales & Purchase of Property"
2. What is ABSD?	ABSD was implemented on 8 th December 2011 as a measure to moderate the demand for residential property. It is paid on top of the existing Buyer's Stamp Duty (BSD). ABSD liability will depend on the profile of the buyer as at the date of purchase or acquisition of the property: <ol style="list-style-type: none"> 1. Whether the buyer is an individual or an entity 2. The residency status of the buyer and 3. The count of residential properties owned by the buyer
3. Who should pay ABSD?	ABSD is payable by the purchaser (buyer) or transferee.
4. When should I pay ABSD?	ABSD is payable within 14 days from the date of purchase/acquisition. The date of purchase refers to the document executed as at the point of purchase: <ol style="list-style-type: none"> 1. Date of execution of the Acceptance to the Option to Purchase or 2. Date of Sale & Purchase Agreement or 3. Date of transfer where (1) and (2) are not applicable
5. Can I pay ABSD using my Central Provident Fund (CPF) money?	You can pay ABSD with CPF. You or your legal representative can make the arrangements with the CPF Board.
6. What is my ABSD rate?	ABSD is calculated by applying the rates based on the profile of the buyer or transferee on the purchase price or the market value, whichever is higher. For more information on ABSD profile, please click here .
7. How is my property count determined?	The property count is determined by the number of residential properties owned as of the date of purchase / acquisition. For more information on property count, please click here .
8. I have bought a property situated overseas, is it included in my property count?	Foreign residential properties are not included in the property count for ABSD purpose.
9. Do I have to pay ABSD if it is a transfer by way of gift?	ABSD is payable on a transfer by of gift. The calculation is based on the market value of the property if there is no consideration.
10. Do I need to pay ABSD if I inherit a property?	If your inheritance is in accordance to a Will, Intestacy Law or Muslim Inheritance Law, ABSD is not payable.

<p>11. Are we liable to pay ABSD if we change our manner of holding?</p>	<p>ABSD is payable if the change in manner of holding results in a transfer of interest in property.</p> <p>For example, when the manner of holding is changed from Joint Tenancy (“A” holding 50% and “B” holding 50%) to Tenancy in Common with unequal shares (“A” holding 70% and “B” holding 30%), stamp duty is payable on the transfer of 20% interest in property.</p>
<p>12. For ABSD purpose, what is defined as a residential property?</p>	<p>A property is defined as a residential property for ABSD purpose as follows:</p> <ol style="list-style-type: none"> 1. For building units (including those under construction), the permitted use(s) comprises “Residential” at the date of purchase or acquisition. 2. For vacant land or entire building with land, the zoning of the land under the Master Plan, at the date of purchase or acquisition, is any of the following: <ol style="list-style-type: none"> a. “Residential” b. “Residential with Commercial at First Storey” c. “Commercial & Residential” d. “Residential/ Institutional” e. “White” <p>For more information, please click here.</p>
<p>13. Where to download the ABSD Declaration Form?</p>	<p>Click here to download forms.</p>
<p>14. Is there a remission of the ABSD?</p>	<p>There may be a remission of ABSD.</p> <p>For more information, please click here.</p>