



Alert! Cabinet Resolution on Registration Fee Reduction for Residential Property (2026-2027)

The Thai Cabinet has approved measures to reduce registration fees for rights and juristic acts related to residential property in 2026. The key provisions mirror those of the 2025 measure (Cabinet Resolution dated 8 April 2025), which expired on 30 June 2026.

Key Measures

- **Transfer registration fee:** Reduced to **0.01%** (from the normal 2%).
- **Mortgage registration fee:** Reduced to **0.01%** (from the normal 1%).
- Applicable to the purchase of:
 1. Residential buildings (single houses, semi-detached houses, townhouses, commercial buildings, or land with such buildings).
 2. Condominium units registered under the Condominium Act.
- **Conditions:**
 - Purchase price and appraised value must not exceed **THB 7 million**.
 - Mortgage amount must not exceed **THB 7 million per contract**.
 - Buyer must be a **Thai individual** (not applicable to partial sales).

Effective Period

- The new measure extends the previous scheme, effective from the date of publication in the Royal Gazette until 30 June 2027.

Objectives

1. Reduce financial burden for individuals purchasing residential property.
2. Stimulate transactions in both primary and secondary property markets.
3. Support economic activity in the real estate sector and related industries.

The Cabinet has reaffirmed the real estate sector as a key driver of Thailand's economy, given its extensive linkages with construction, building materials, financial institutions, property developers, and related service industries. Amid emerging signs of a slowdown in property market activity, the approved reduction in registration fees is intended to stimulate residential property transactions, enhance market liquidity, and support continued sectoral activity. This measure is expected to play a stabilizing role in sustaining economic momentum and reinforcing confidence among investors, developers, and homebuyers during the 2026-2027 period.