

Other Taxes

Key proposals

Property Tax, Rates, Stamp Duty and Hotel Accommodation Tax

Hotel Accommodation Tax / Property Tax

No changes proposed



Stamp Duty (REITs)

Amend the law next year to provide stamp duty waiver for transferring non-residential properties into REITs seeking to list

Stamp Duty (residential properties)

Adjust stamp duty on residential properties valued over HKD100 million from 4.25% to 6.5%, with retrospective effect from 26 Feb 2026



Stamp Duty

Expand the scope of eligible associated body corporates for stamp duty relief in relation to the intra-group transfer of assets.

Rates (domestic property)

Rates waiver for each domestic property for the first two quarters of 2026-27, subject to a ceiling of HKD 500 for each rateable property



Rates (non-domestic property)

Rates concession for non-domestic properties for the first 2 quarters of 2026-27, subject to a HKD500 ceiling per quarter

Stamp Duty



Lease of immovable properties

Lease term	Rate
Not defined or is uncertain	0.25% of the yearly or average yearly rent
Does not exceed 1 year	0.25% of the total rent payable over the term of the lease
Exceeds 1 year but not exceeding 3 years	0.5% of the yearly or average yearly rent
Exceeds 3 years	1% of the yearly or average yearly rent

Sale and purchase of Hong Kong stocks

Tax rate
0.20% of the consideration or the market value of the stock as at the transfer date – whichever is higher

Sale or transfer of immovable properties



Ad valorem stamp duty



Property consideration		
Exceeds	Does not exceed	Scale 2 rates* (for non-residential properties)
	HKD 4,000,000	HKD 100
HKD 4,000,000	HKD 4,323,780	HKD 100 + 20% of excess over HKD 4,000,000
HKD 4,323,780	HKD 4,500,000	1.5%
HKD 4,500,000	HKD 6,000,000	2.25%
HKD 6,000,000	HKD 9,000,000	3.0%
HKD 9,000,000	HKD 20,000,000	3.75%
HKD 20,000,000		4.25%
For residential properties, with retrospective effect from 26 Feb 2026		
HKD 100,000,000	HKD 109,574,470	\$4,250,000 + 30% of excess over \$100,000,000
HKD 109,574,470		6.5%

* Subject to marginal relief

Hotel Accommodation Tax

Tax rate	3%
-----------------	-----------

Increase from 0% to 3% starting from 1 January 2025

Property Tax

Tax rate	15%
-----------------	------------

The tax rate is applied to the “net assessable value” of the property which is calculated at the total rent receivable (net of rates) less 20% statutory allowance for repairs and outgoings.

Sources: Inland Revenue Ordinance
Stamp Duty Ordinance
Rating and Valuation Department’s website

Rates

Annual rateable value (Equivalent monthly rental)	Rates *
HKD 550,000 or below (monthly rental of HKD 45,833 or below)	5%
HKD 550,001 - HKD 800,000 (monthly rental of around HKD 45,833 to HKD 66,667)	First HKD 550,000: 5% Next HKD 250,000: 8%
Above HKD 800,000 (monthly rental of over HKD 66,667)	First HKD 550,000: 5% Next HKD 250,000: 8% Above HKD 800,000: 12%

* A flat rate of 5% was applied to the “rateable value” which is the estimated annual rental value of the property at a designated valuation reference date before 1 January 2025.

