

Buyer's Stamp Duty (BSD)

Frequently asked Questions relating to Buyer's Stamp Duty	Answer																	
1. Where do I e-Stamp for BSD?	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 BSD?	BSD is a tax paid on documents signed when you buy or acquire interest in immovable properties located in Singapore.																	
3. Who should pay BSD?	BSD is payable by the buyer or transferee.																	
4. How do I calculate my BSD?	<p>BSD for acquisition of property is calculated by applying the BSD rates to the higher of the purchase price or market value of the property. The BSD rates for acquisitions are: -</p> <table border="1"> <thead> <tr> <th rowspan="2">Purchase price/ market value (whichever higher)</th> <th colspan="2">New BSD Rates[^]</th> </tr> <tr> <th>For residential component</th> <th>For non-residential component</th> </tr> </thead> <tbody> <tr> <td>First \$180,000</td> <td>1%</td> <td>1%</td> </tr> <tr> <td>Next \$180,000</td> <td>2%</td> <td>2%</td> </tr> <tr> <td>Next \$640,000</td> <td>3%</td> <td>3%</td> </tr> <tr> <td>Exceeding \$1,000,000</td> <td>4%</td> <td></td> </tr> </tbody> </table> <p>[^]BSD is to be rounded down to the nearest dollar.</p> <p>You may wish to use the Stamp Duty Calculator by clicking here.</p>	Purchase price/ market value (whichever higher)	New BSD Rates [^]		For residential component	For non-residential component	First \$180,000	1%	1%	Next \$180,000	2%	2%	Next \$640,000	3%	3%	Exceeding \$1,000,000	4%	
Purchase price/ market value (whichever higher)	New BSD Rates [^]																	
	For residential component	For non-residential component																
First \$180,000	1%	1%																
Next \$180,000	2%	2%																
Next \$640,000	3%	3%																
Exceeding \$1,000,000	4%																	
5. When should I pay BSD?	<p>BSD is payable within 14 days from the date of purchase/acquisition. Definition of Date of Purchase refers to document executed as at the point of purchase:</p> <ul style="list-style-type: none"> • Date of Exercise of Option to Purchase (OTP) or Contract; or • Date of Sale & Purchase Agreement (where no OTP is granted); or • Date of transfer where none of the above is applicable <p>For the purchase of an HDB flat, the stamp duty shall be payable within 14 days from HDB's letter of in-principle approval.</p>																	
6. Is BSD payable on the purchase of an HDB flat?	BSD is payable upon the acquisition of any immovable property or land in Singapore, regardless of whether it is a private property or an HDB flat.																	
7. Do I need to pay BSD if I received a property by way of gift?	BSD is payable by the transferee when there is a transfer of beneficial interest in a property. The calculation is based on the market value of the property in a case where there is no consideration.																	
8. Do I need to pay BSD if I inherit a property?	If your inheritance is in accordance to a Will, Intestacy Law or Muslim Inheritance Law, BSD is not payable.																	
9. Can I pay BSD using my Central Provident Fund (CPF) money?	Using CPF funds to pay stamp duty is subject to the terms and conditions under the Private Properties and Public Housing Schemes. Please approach your legal representation to make the arrangements with CPF board. To find out if you can use your CPF to pay Stamp Duty, please visit the CPF website or call CPF at 1800 227 1188 (Monday to Friday 8.00 am - 5.30 pm).																	

