



Additional Buyer's Stamp Duty (ABSD) for Married Couples

IRAS – Valuation & Stamp Duty Branch

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There have been incorrect information on ABSD provided to some buyers. Specifically, that a buyer could qualify for ABSD refund if he or she is a Singapore Citizen (SC) who is married and purchasing a second residential property in his or her sole name. The advice is incorrect.

For a Singaporean married couple (defined as a married couple with at least one party being an SC) who purchase a second residential property jointly, the couple could qualify for ABSD remission if certain conditions are met.



The qualifying conditions for ABSD remission for purchase of second residential property by married couples are as follow:

- a) Property not acquired on behalf of partnership;
- b) The purchase of the second residential property is made by the married couple;
- c) ABSD has been paid on the second residential property;
- d) The first property (co-owned or owned separately) is sold within 6 months from
 - (i) the date of purchase of the second property , if it is a completed property or
 - (ii) TOP/CSC , whichever is earlier of the second property, if it is an uncompleted property;
- e) The married couple has not purchased or acquired a third or subsequent property from the date of purchase of the second property to the date of sale of the first property;
- f) The married couple must remain as joint owners of the second property at the time of the disposal of the first property;
- g) Claim for refund of the ABSD must be made within 6 months from the date of disposal of the first property. Where each of the spouse owns a property before the purchase of another residential property and the properties are disposed on different dates, the later of the date is adopted.



ELIGIBILITY OF ABSD REMISSION – MARRIED COUPLES



Existing property (ies)		2 nd property		No. of property owned after disposal of existing property (ies)		Eligibility
Husband	Wife	Husband	Wife	Husband	Wife	
	NIL					
			NIL		NIL	



OTHER ISSUES TO BE HIGHLIGHTED

1) Shophouse with living quarters

Shophouse with living quarters falls under the definition of “Residential Property”. Hence, should be included in the count of residential property owned and chargeable with ABSD.

2) Residential property acquired by way of inheritance

Inherited residential property is to be included in the property count.

