

# NEW SELLER'S STAMP DUTY REGIME AS AT 4 JULY 2025



## NEW SELLER'S STAMP DUTY AS AT 4 JULY 2025

1. In the closing hours of 3 July 2025, the Ministry of National Development, Ministry of Finance and Monetary Authority of Singapore announced that by midnight of the following day, a new seller's stamp duty ("SSD") regime would be put in place ("the media release").<sup>1</sup> This comes after 8 years of the previous regime, in which the SSD holding period was pegged at three years, with rates of between 4 per cent and 12 per cent.
2. Under the new SSD regime, implemented as of 4 July 2025, the SSD holding period is raised to four years, and the SSD rates increased by 4 percentage points for each tier of the holding period. For sellers of private properties with more than four years after the date of purchase, no SSD shall be payable.
3. This marks a return to pre-2017 SSD rates, where the Government last imposed a SSD holding period of four years, with the corresponding higher SSD rates.
4. The present move seems to have been initiated by the authorities observing a significant increase of transactions of private residential properties with shorter holding periods. In particular, there has been a growing popularity of the sub-sales of units in developments still under construction. Sub-sales involve the initial purchase of a unit in a development under construction and subsequently selling that said unit to another purchaser.
5. Coupled with the increased Additional Buyer Stamp Duty rates in April 2023, this seems to signal the authorities' intention to deter the practice of transacting properties purely for profit, and ensure that housing remains affordable for Singaporeans seeking homes for owner-occupation.
6. There is no mention in the media release on whether transitional provisions shall be available for transactions where the Option to Purchase has been granted before 4 July 2025, and exercised on or after 4 July 2025. In accordance to the rules under the new SSD regime, any purchase made on or after 4 July 2025 is subject to the stricter rules.

**04 July 2025**

For any queries relating to this article, please contact:

Sharon Tay  
[sharontay@leenlee.com.sg](mailto:sharontay@leenlee.com.sg)

**Authors:**

Sharon Tay  
David Lee

**Lee & Lee**

25 North Bridge Road  
Level 7  
Singapore 179104  
Tel: +65 6220 0666

For more legal updates, please visit the News & Publication Section of Lee & Lee's website at [www.leenlee.com.sg](http://www.leenlee.com.sg), or follow Lee & Lee's Facebook page at [www.facebook.com/leenlee.com.sg/](https://www.facebook.com/leenlee.com.sg/) and Lee & Lee's LinkedIn page at <https://lnkd.in/g6bNfv8G>.

**Disclaimer:** The copyright in this document is owned by Lee & Lee.

No part of this document may be reproduced without our prior written permission.

The information in this update does not constitute legal advice and should not form the basis of your decision as to any course of action.

<sup>1</sup> Monetary Authority of Singapore. (3 July, 2025). *Extension of the Holding Period of Seller's Stamp Duty (SSD) and Higher SSD Rates for Residential Properties*. Retrieved from Monetary Authority of Singapore: <https://www.mas.gov.sg/news/media-releases/2025/extension-of-the-holding-period-of-sellers-stamp-duty-and-higher-ssd-rates>

# NEW SELLER'S STAMP DUTY REGIME AS AT 4 JULY 2025



7. Owners of Housing Development Board ("HDB") units would not be affected by the new SSD regime, as the imposition of the minimum occupation period of five years ensures that no seller of HDB properties would be affected by the stricter rules.
8. Under this new SSD regime, it is imperative for any prospective seller of private residential properties to be cognisant of the stricter rules governing the transactions. These new rules would be relevant for the entire ambit of sale-related matters, including matters where we act for collective sale committees, mortgagee banks, management corporations, and private residential owners. For prospective purchasers of private residential properties, it is also essential to consider the new SSD regime as it may affect any future sale ventures embarked upon.

## **Contact Us**

9. For further information on your real estate & property matters, please contact our [Ms Sharon Tay](#). Sharon is a senior partner and deputy head in the Real Estate & Property Department of Lee & Lee. She handles a wide range of real estate and conveyancing work and her practice covers virtually the entire spectrum of real estate and financing transactions, including the sale, leasing and purchasing of residential, commercial and industrial properties. She represents clients which have diverse interests including individuals, publicly listed companies, private corporations, banks, societies, charities, high net-worth individuals, management corporations, government authorities and associations.



**Sharon Tay**  
**Senior Partner & Deputy Head**  
**(Real Estate & Property Department)**



**David Lee**  
**Legal Associate**  
**(Real Estate & Property Department)**

# NEW SELLER'S STAMP DUTY REGIME AS AT 4 JULY 2025



## About Lee & Lee

*Lee & Lee is one of Singapore's leading law firms being continuously rated over the years amongst the top law firms in Singapore. Lee & Lee remains committed to serving its clients' best interests, and continuing its tradition of excellence and integrity. The firm provides a comprehensive range of legal services to serve the differing needs of corporates, financial institutions and individuals. For more information: visit [www.leenlee.com.sg](http://www.leenlee.com.sg).*

The following partners lead our departments:

Kwa Kim Li  
Managing Partner

[kwakimli@leenlee.com.sg](mailto:kwakimli@leenlee.com.sg)

Tan Tee Jim, S.C.  
Intellectual Property

[tanteejim@leenlee.com.sg](mailto:tanteejim@leenlee.com.sg)

Louise Tan  
Banking

[louisetan@leenlee.com.sg](mailto:louisetan@leenlee.com.sg)

Quek Mong Hua / Julian Tay  
Litigation & Dispute Resolution  
[quekmonghua@leenlee.com.sg](mailto:quekmonghua@leenlee.com.sg)  
/ [juliantay@leenlee.com.sg](mailto:juliantay@leenlee.com.sg)

Ow Yong Thian Soo / Sharon Tay  
Real Estate  
[owyongthiansoo@leenlee.com.sg](mailto:owyongthiansoo@leenlee.com.sg)  
/ [sharontay@leenlee.com.sg](mailto:sharontay@leenlee.com.sg)

Adrian Chan / Lun Chee Leong  
Corporate  
[adrianchan@leenlee.com.sg](mailto:adrianchan@leenlee.com.sg) /  
[luncheeleong@leenlee.com.sg](mailto:luncheeleong@leenlee.com.sg)