

## 2 MONTHS EXTENSION FOR LAND AND BUILDING TAX TIMELINE

Due to the spread of COVID-19, it strongly affects Thailand's economy and official administrations, leaving both public and private sectors counting cost and seeking for the future recovery.

In respond to the pandemic, on 21 January 2021, the Permanent Secretary for Interior has released an urgent announcement regarding the enforcement period adjustment under Thailand's Land and Building Tax Act 2019 (B.E. 2562). The approval was made by Minister of Interior to extend the deadlines of land and building tax assessments and collections for "2 months" in which the effective dates were changed as follows:

### **Deadlines for Provincial Administrative Organizations to:**

1. Publish the official appraised value of land and building - before 1 February -> **1 April 2021**
2. Report of tax assessment to taxpayers - within February -> **April 2021**
3. Notify the taxpayers of their tax liability - within May -> **July 2021**
4. Report the Land Office of the tax liability remain unpaid - within May -> **July 2021**

### **Deadlines for taxpayers to:**

1. Pay land and building tax - within April -> **June 2021**
2. Complete each tax instalment payments:
  - for the 1st installment - within April -> **June 2021**
  - for the 2nd installment - within May -> **July 2021**
  - for the 3rd installment - within June -> **August 2021**

(+2 months  
each)

### **ONE LAW'S COMMENTS:**

It can be seen that the deadlines are not only extended for lighten an expense load of the business operators, but also the lower the burden in the authorities' operation. Since the law was recently enacted, some concepts are still misunderstood by the taxpayers. Several mistakes in tax filing may just lead to extra time consuming. However, those several misconducts can also result in a severe cost for paying tax penalties and surcharges.

Although the timeframe for filing and paying land and building tax is made longer, taxpayers are highly recommended to keep track of further updates to ensure of their compliance.

