

Real Estate Acquisition Tax

You are required to pay this tax to Osaka Prefectural Government

Taxpayers

Those who have acquired real estate (land or buildings) by purchase, gift, construction, or other means are required to pay the tax.

Tax amount

$$\text{Value of real estate (standard taxable value)} \times \text{Tax rate} = \text{Tax amount}$$

Value of Real Estate (Standard Taxable Value)

The standard taxable value is the value generally registered in the fixed assets tax cadaster of the municipality at the time of real estate acquisition. However, for housing land or land comparable to housing land acquired on or before March 31, 2027, the standard taxable value of the land is the registered value in the fixed assets tax cadaster $\times 1/2$.

Tax Rate

Tax rates are as shown below.

Date of acquisition	Type	Land	Building	
			Residence	Non-residence
From April 1, 2008 to March 31, 2027		3%	3%	4%

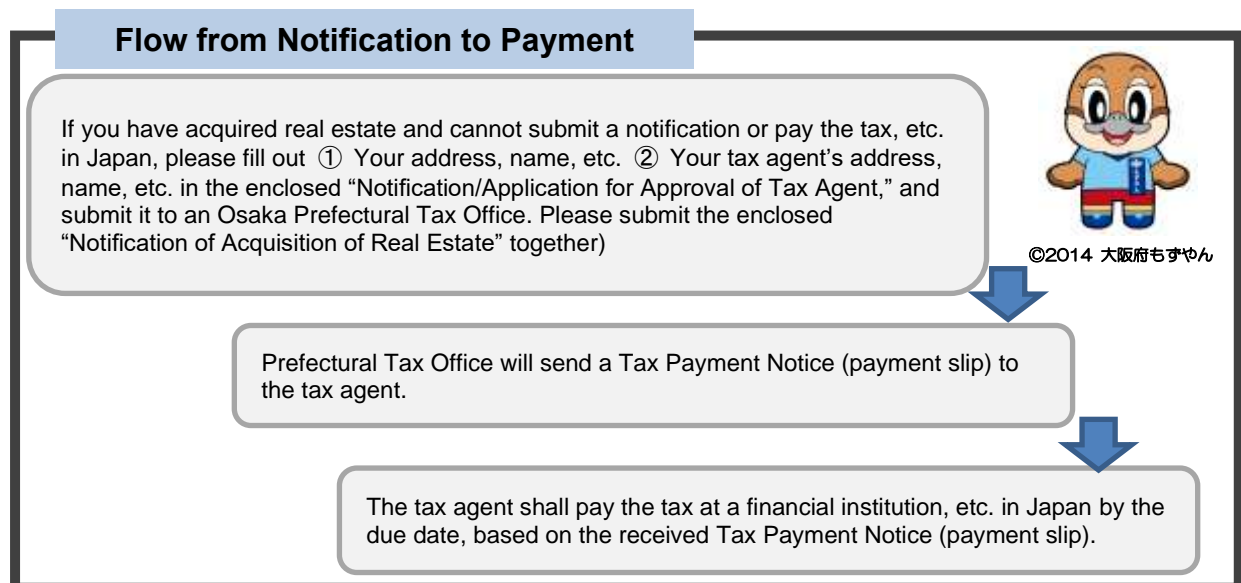
Method of Tax Payment

There are two methods of tax payment as described below.

1. If the taxpayer (you), who acquired real estate, cannot pay the tax directly to a financial institution, etc. in Japan due to reasons such as residing outside of Japan

Please assign a tax agent and submit the "Notification/Application for Approval of Tax Agent" to an Osaka Prefectural Tax Office.

*The tax agent handles matters related to the payment of the real estate acquisition tax when the person who acquired the real estate has a domicile outside of Japan, etc.



2. If the taxpayer (you) can pay directly to a financial institution, etc. in Japan

You must submit a "Notification of Acquisition of Real Estate" to an Osaka Prefectural Tax Office.

The Osaka Prefectural Tax Office will send you a tax payment notice (payment slip) at a later date. Please pay the tax to a financial institution, etc. in Japan by the due date. (Please inform the person in charge at the Osaka Prefectural Tax Office about your domicile in Japan or the date when you will be visiting Japan, etc.)

Inquiries

If you have any questions, please contact the person in charge at an Osaka Prefectural Tax Office by e-mail, facsimile or by visiting the office. (Please note that inquiries in languages other than Japanese may require some time to respond.)