



Hong Kong Tax Newsflash

Passage of stamp duty rate adjustment for high-value residential properties

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Following the proposal announced in the 2026-27 Budget¹, the Legislative Council passed the Bill² today to increase the ad valorem stamp duty (AVD) rate for residential property transactions exceeding HKD100 million from 4.25% to 6.5%. Upon enactment, the adjusted AVD rates would apply to instruments executed on or after 26 February 2026.

The adjusted AVD rates are set out as follows:

Amount or value of the consideration (whichever is the higher)	Prevailing rates	Adjusted rates
Up to HKD4,000,000	HKD100	HKD100
HKD4,000,001 to HKD4,500,000	1.5%	1.5%
HKD4,500,001 to HKD6,000,000	2.25%	2.25%
HKD6,000,001 to HKD9,000,000	3%	3%
HKD9,000,001 to HKD20,000,000	3.75%	3.75%
HKD20,000,001 to HKD100,000,000	4.25%	4.25%
HKD100,000,001 and above	4.25%	6.5%

Note: For simplicity, the marginal relief is not included in the table above.

This measure was introduced in accordance with the “affordable users pay” principle. By targeting high-value residential transactions, the adjustment is expected to generate additional government revenue with minimal impact on the broader property market. The vast majority of property buyers will remain unaffected by the adjustment.

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¹ For details, please refer to our [Hong Kong Tax Analysis Issue H122/2026](#).

² [Stamp Duty \(Amendment\) Bill 2026](#)

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