

Provisional Regulations on Deed Tax

Promulgated by the Administrative Council of the Central People's Government on March 31, 1950

Article 1 These Regulations are formulated to ensure people's ownership of land and houses and to facilitate their transfer.

Article 2 The implementation area of these Regulations is limited to the area where the land reform has been completed, and in the cities, it is applicable nationwide.

Article 3 All transactions, pawns, gifts or exchanges of land and houses shall be based on land and house ownership certificates, and both parties shall sign a contract, and the recipient shall pay the deed tax in accordance with these regulations.

Article 4 The deed tax shall be collected by the county (city) where the land and houses are located and the people's government equivalent to the county (city).

Article 5 The deed tax rate is stipulated as follows:

1. The purchase deed tax is levied at 6% of the purchase price.
2. Pawn deed tax: 3% of the pawn price.
3. Gift deed tax is levied at 6% of the current value.

Article 6 For purchase deed tax paid after pawning first, the deed tax amount originally paid may be offset against the purchase deed tax, but only if the pledgee and the buyer belong to the same person. The direct relatives and spouse of the original inheritor shall be regarded as belonging to the same person.

Article 7 For the exchange of land and houses, if the value of the two parties is equal, the deed tax shall be exempted; if the value is not equal, the excess part shall be taxed at the sales tax rate.

Article 8 All agencies and people who have transactions, pawns, donations or exchanges of land and houses with each other shall pay the deed tax in full.

Article 9 When a house on public land is to be split, the original deed together with the split documents shall be submitted for inspection and approval, and then a new deed shall be issued. The deed tax shall be exempted, and only the cost of the deed paper shall be charged.

Article 10 If the tax deed paper is damaged or lost, it can be reported to the district and village government to summon the neighbors to issue a certificate and apply for a supplementary deed. No additional tax will be charged, only the cost of the deed paper will be charged.

Article 11 The payment of the deed tax shall be completed within three months after the establishment of the contract. If the payment is overdue, in addition to paying the tax according to the amount, an additional 20% of the tax amount shall be charged every month. If it is less than one month, it shall be calculated as one month. However, the amount of additional tax shall not exceed the production price.

Article 12 Those who conceal the production price shall be ordered to exchange another lease, and report and pay the underpaid tax according to the facts, and a fine of two to five times the underpaid tax shall be imposed.

Article 13 Those who actually buy, pledge, donate or exchange and sign a deed in the name of inheritance or division with the intention of tax evasion, or those who have already purchased or pledged land and concealed it without reporting, shall be ordered to exchange the deed according to the facts and pay the deed tax. In addition, a fine of six to ten times the tax payable shall be imposed.

Article 14 Those who falsify evidence, embezzle other people's property, or use confiscated enemy real estate to make up the deed to pay taxes, in addition to confiscating the paid taxes, will also be sent to the people's court for processing.

Article 15 The detailed rules for the implementation of these regulations may be formulated by the people's governments of each province (city) according to the actual situation, and reported to the Ministry of Finance of the Central People's Government for reference.

Article 16 These Regulations shall come into force on the date of promulgation.