



## Amendment to Stamp Duty Law (2019 Revision)

Rates effective from 1 Jan 2019 except for Linked Property Transaction rates which are effective from 1 Jan 2020

### Standard Duty Rates

Rate	Document Type	Affected Areas / Comments
<b>CONVEYANCE OR TRANSFER</b>		
<b>7.5%</b> Of consideration or Market Value, whichever is higher	Purchase Agreement Assignment Transfer of Land	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
<b>CONVEYANCE OR TRANSFER - LINKED PROPERTY TRANSACTION</b>		
<b>3%</b> Of <b>TOTAL</b> consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is <b>CI\$300,000 or less</b>	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
<b>7.5%</b> Of <b>TOTAL</b> consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is <b>more than CI\$300,000</b>	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
<b>3.75%</b> Of <b>TOTAL</b> consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the <b>total value</b> of the linked property is <b>more than CI\$300,000</b> and there is an agreement to convey or transfer the <b>bare land</b> in the <b>first part</b> of the linked property transaction.	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.  Payable within 45 days of the date the agreement is first signed by the buyer.
<b>3.75%</b> Of <b>TOTAL</b> consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the <b>total value</b> of the linked property is <b>more than CI\$300,000</b> and there is the conveyance of the <b>second part</b> of the linked property transaction.	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.  Payable within 45 days of the date the conveyance or transfer is first signed by the buyer.



## Amendment to Stamp Duty Law (2019 Revision) Rates effective from 1 Jan 2019

# First Time Caymanian Purchasers

'Caymanian' is defined by the Immigration Law (2015 Revision) as amended  
Subject to confirmation and conditions laid down by The Financial Secretary to prevent exploitation of this concession

Rate	Document Type	Criteria
<p><b>0%</b></p> <p>Of consideration or Market Value, whichever is higher</p>	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value of CI\$400,000 or less</li> <li>- For land without a building having a value of CI\$150,000 or less</li> </ul> <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value of CI\$500,000 or less</li> <li>- For land without a building having a value of CI\$300,000 or less</li> </ul> <p><b>Applies to all areas <u>except</u> the following Blocks:</b></p> <p>5D, 10A, 10E, 11B, 11C, 11D, 12D, 12E, 13B, 13C, 14BG, 14BH, 14CJ, 17A, 18A, OPY plus;</p> <p>5C and 12C (where the parcel has water frontage, or is derived in the future from a parcel which has water frontage on 1 July 2006)</p> <p>13D (where the parcel has road frontage on Eastern Avenue)</p> <p>13EH (where the parcel has road frontage to West Bay Road, Eastern Avenue and North Church Street)</p>
<p><b>2%</b></p> <p>Of consideration or Market Value, whichever is higher</p>	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$400,000 but does not exceed \$500,000</li> <li>- For land without a building having a value that exceeds CI\$150,000 but does not exceed \$200,000.</li> </ul> <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$500,000 but does not exceed \$600,000</li> <li>- For land without a building having a value that exceeds CI\$300,000 but does not exceed \$350,000</li> </ul> <p>Applies to all areas except those specified within the 0% rate above.</p>
<p><b>7.5%</b></p> <p>Of consideration or Market Value, whichever is higher</p>	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$500,000</li> <li>- For land without a building having a value that exceeds CI\$200,000</li> </ul> <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$600,000</li> <li>- For land without a building having a value that exceeds CI\$350,000</li> </ul> <p>Applies to all areas except those specified within the 0% rate above</p>



## Amendment to Stamp Duty Law (2019 Revision)

Rates effective from 1 Jan 2019

# First Time Caymanian Purchasers

'Caymanian' is defined by the Immigration Law (2015 Revision) as amended

Subject to confirmation and conditions laid down by The Financial Secretary to prevent exploitation of this concession

Rate	Document Type	Criteria
<p><b>0%</b></p> <p>Of consideration or Market Value, whichever is higher</p>	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value of CI\$400,000 or less</li> <li>- For land without a building having a value of CI\$150,000 or less</li> </ul> <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value of CI\$500,000 or less</li> <li>- For land without a building having a value of CI\$300,000 or less</li> </ul> <p><b>Applies to all areas <u>except</u> the following Blocks:</b></p> <p>5D, 10A, 10E, 11B, 11C, 11D, 12D, 12E, 13B, 13C, 14BG, 14BH, 14CJ, 17A, 18A, OPY plus;</p> <p>5C and 12C (where the parcel has water frontage, or is derived in the future from a parcel which has water frontage on 1 July 2006)</p> <p>13D (where the parcel has road frontage on Eastern Avenue)</p> <p>13EH (where the parcel has road frontage to West Bay Road, Eastern Avenue and North Church Street)</p>
<p><b>2%</b></p> <p>Of consideration or Market Value, whichever is higher</p>	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$400,000 but does not exceed \$500,000</li> <li>- For land without a building having a value that exceeds CI\$150,000 but does not exceed \$200,000.</li> </ul> <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$500,000 but does not exceed \$600,000</li> <li>- For land without a building having a value that exceeds CI\$300,000 but does not exceed \$350,000</li> </ul> <p>Applies to all areas except those specified within the 0% rate above.</p>
<p><b>7.5%</b></p> <p>Of consideration or Market Value, whichever is higher</p>	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$500,000</li> <li>- For land without a building having a value that exceeds CI\$200,000</li> </ul> <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> <li>- For land with building having a value that exceeds CI\$600,000</li> <li>- For land without a building having a value that exceeds CI\$350,000</li> </ul> <p>Applies to all areas except those specified within the 0% rate above</p>

## Disclaimer

This information should be used for general information purposes only. The actual amount of Stamp Duty payable on any document can only be assessed upon its submission to the Lands and Survey Department. The information provided is believed to be correct to the best of the author's knowledge, however in the event of any contradiction, The Stamp Duty Law and associated Regulations will prevail.

*The Stamp Duty (2019 Revision) can be downloaded from the Documents-Laws & Regulations section of our website, [www.caymanlandinfo.ky](http://www.caymanlandinfo.ky). Further information can be provided by calling +1 (345) 244 3420 and asking to speak to a member of the Valuation & Estates office, or by emailing [valuation.info@gov.ky](mailto:valuation.info@gov.ky).*



CAYMAN LAND INFO

[www.caymanlandinfo.ky](http://www.caymanlandinfo.ky)

Lands & Survey Department  
Updated 01 August 2019