

LAW OF MONGOLIA
ON IMMOVABLE PROPERTY TAX

November 17, 2000
Ulaanbaatar city

(Turiin medeel #45, 2000)

Article 1. Purpose of the Law

1.1 The purpose of this law is to impose tax on immovable property (hereinafter referred to as “immovable property”) and to regulate procedures of payment of such tax to the budget.

Article 2. Legislation on immovable property tax

2.1. Legislation on immovable property shall consist of the Civil Code, the General Taxation law, this Law and other legislative acts enacted in conformity with them.

Article 3. Taxable immovable property

3.1. Tax will be imposed on all kind of immovable property described in Article 77 of Civil Code of Mongolia.

Article 4. Taxpayer of immovable property tax

4.1. The following persons, who own immovable property in the territory of Mongolia will constitute taxpayer.

- 4.1.1. company, co-operative partnership with all kind of property, economic entity with foreign investment and its permanent establishment;
- 4.1.2. non-government organization, fund, religious organization;
- 4.1.3. persons with State or local property;
- 4.1.4. a citizen of Mongolia, a foreign citizen and a stateless person;
- 4.1.5. non-resident of Mongolia

Article 5. Valuation of immovable property tax

5.1. The value of immovable property shall be determined by the valuation of that property as registered with the immovable property state registry. If there is no such registration, the value shall be determined by the insured sum of the property. And if there is no registration or insured valuation, the value shall be established as the book value in the accounting records.

Article 6. Tax rate on immovable property

6.1. Tax rate on immovable property is 0.6 percent of the value determined pursuant to Article 5.

Article 7. Tax exemption

7.1. The following immovable property shall be exempt from the immovable property tax:

- 7.1.1. immovable property of legal entities financed by central and local budgets;

- 7.1.2. apartment;
- 7.1.3. building of public use.

Article 8. Tax imposition and payment thereof to budget

8.1. Taxpayer shall calculate the amount of tax on immovable property based on the valuation of the immovable property in question as of the 15th of January each year.

8.2. Legal entities owning an immovable property shall pay their annual tax on that immovable property before the 15th of last month of each quarter in equal amounts.

8.3. A citizen of Mongolia, a foreign citizen and a stateless person owning an immovable property, shall their annual tax on that immovable property once before the 15th of February of each year

Article 9. Filing immovable property tax returns

9.1. Taxpayer shall file immovable property tax returns to the appropriate tax office before the 10th of February of next year.

9.2. Tax offices shall submit consolidated tax returns to the National Tax Department before the 20th of February.

9.3. National Tax Department shall approve the forms of immovable property tax returns.

Article 10. Entry of law into force

10.1. This law shall come into force from January 1, 2001.

CHAIRMAN OF THE
STATE IKH KHURAL

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