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V A N U A T U
CUSTOMS & INLAND REVENUE
SERVICE DE LA DOUANE ET DES
CONTRIBUTIONS INDIRECTES

RENT TAXATION RETURN

As required under Section 11 of the
 Rent Taxation Act (Cap 196)

1.	This return is for the following 6-month period and year	1 st December to 31 st May	<input type="checkbox"/>	<i>(tick one)</i> <i>(Insert year)</i>
		1 st June to 30 th November	<input type="checkbox"/>	

2.	This return is for a:	1. Natural Person	<input type="checkbox"/>	<i>(tick one)</i>
		2. Registered Company	<input type="checkbox"/>	
		3. Trustee *	<input type="checkbox"/>	

3.	Full Name					
4.	Taxpayer Identification Number (TIN)					
5.	Postal Address					
6.	Phone number					
7.	Email address					
8.	Name of Registered Tax Agent (if applicable)					
9.	*Name of Trust (please provide a copy of the trust deed)					

10. Are any of your rental properties jointly owned?

Jointly owned with family: Section 7 of the Rent Taxation Act (Cap 196) deems that the rent derived by any wife (or child under 18 years) shall be aggregated with and deemed to form part of the rent derived by her husband, (and or his/her father in the case of children under 18 years).

Jointly owned with non-family: If you are in receipt of rental income jointly with another person or persons (other than members of your family), you are required to show only your share of the rent in this return. However, you must show the names of the other person(s) with whom you share the joint rental income and they must lodge their own returns. If this is the case, please complete below:

Other owners details	Name:	
	Address:	
	TIN:	

11. Do you sub-lease any of your rental properties?

If you are a sublessor and you satisfy the conditions below, you may be able to reduce the amount of taxable rental income by the amount you pay your lessor(s), since tax on those sums will be paid separately by the lessor.

During the period to which this return relates, did you pay rent to a lessor on any of your properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Has the lessor named below paid (or are they liable to pay) Rent Tax on the rent you paid them?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Have you sublet the whole or any part of any property that you lease from a lessor?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If you answered "YES" to the three questions above, please insert below full details of the total rental payments paid by you to each of your lessors during the chargeable period by this return. The amounts shown must relate only to payments made to lessors on which tax has been or is about to be paid by the lessor; and should relate only to properties which have been sublet by you.

Name of Lessor	Address	TIN	Amount Paid (VT)
Total			

12. Gross Rental Income Details

Name of Tenant or Lessee	Location or address of the rented property	Title Reference	Number of months occupied	Monthly Rental (VT)	Rental income received during 6-month period (VT)
Total					

13. Tax Calculation

Total Gross Rental Income in Period (refer total in 12.)	
<i>Less payments made to a Lessor (refer 11)</i>	
Balance	
<i>Less VT200,000 Natural Person deduction (if applicable)</i>	
Rental income subject to rent tax	

Tax Payable @ 12.5%

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14. Declaration

I hereby declare that I have reviewed this Rent Taxation Return and that the details contained in it are true. In particular, the amounts shown for rental income derived during this chargeable period are correct. I understand that the Rent Taxation Act (Cap 196) imposes severe penalties for the omission of any rental income or for the making of false declaration.

Signature:	Name:	Date:

(Registered tax agents – if signing this return please attach a declaration complying with section 8 of the Tax Administration Act no.37 of 2018)

Guidance Notes:

1. Taxpayer Identification Number (TIN)

A person or entity that is liable to rent tax is required to have a TIN. Please enter your TIN in section 4. If you have a CT number that is your TIN. If you do not have a TIN then an application should be made. Application forms are on our website <https://customsinlandrevenue.gov.vu>

2. Income subject to Rent Tax

Rent tax is chargeable on all rents derived from all leases. This includes income from commercial rentals where the landlord is not VAT registered (as their rental income is less than the VAT registration threshold of VT4m).

3. Income NOT subject to Rent Tax

Rental income that is subject to VAT:

- i. Commercial rent income
- ii. Rent incomes derived from short term residential leases (less than 3 months) such as home stays, lodge.

4. Accommodation provided free or at reduced rate

If a lessor grants occupation of a property as part of a fringe benefit or salary package, then rent tax is payable on a deemed income value. A market rate of rental income should be declared in the rent tax return.

5. Expenses and Costs

Rent tax is charged on gross rental income. Costs cannot be claimed (apart from to a lessor- refer section 11).

6. Chargeable Periods + Due dates

Rent tax returns are required in 6-month periods. The periods are

- 1st December to 31st May – return and payment is due by the 28th June
- 1st June to 30th November - return and payment is due by the 28th December

7. Exemption

A VT200,000 deduction is able to be claimed by natural persons and trustees. This is claimed in section 13 of the return. The exemption is not able to be claimed by entities such as Companies.

8. Jointly Owned Property

There are rules for the treatment of jointly owned property – refer to the notes in section 10.

9. Penalties

If you fail to make payment of rent tax on time, or you file your rent tax return late, penalties and/or interest will be charged as follows:

If you pay late:

- A late payment penalty of 5% of the total that should have been paid
- For each day until payment is made, late payment interest at a daily rate of 20% per annum

If you file late:

- A late filing penalty of VT30,000 (for a natural person or trustee) or VT50,000 (for an entity)
- For each day that the return remains outstanding, a late filing penalty of VT3,000 (for a natural person or trustee) or VT5,000 (for an entity)

10. Record keeping obligations

Persons liable to rent tax are legally obligated to maintain records that allow their income to be determined. The expectation is that part of the records are written agreements with tenants that outline the financial conditions of the lease.