Summary

I. Introduction

❑ From a tax policy perspective, real estate is an asset subject to taxation throughout its life cycle. In Korea, acquisition tax is imposed at the acquisition stage, property tax and Comprehensive Real Estate Holding Tax at the ownership stage, and capital gains tax at the disposal stage.

- This report focuses on the taxation of residential property during the ownership stage in Korea and selected major countries.

❑ The report aims to provide background information for discussions on housing property tax reform by comparing and analyzing the housing taxation systems of Korea and selected major countries at each stage of the tax calculation process.

- Housing property taxes are recurrent taxes imposed annually on the ownership of residential property.
  - Korea operates a dual system of housing property taxation comprising a national tax, the Comprehensive Real Estate Holding Tax, and a local tax, the Property Tax.
- To support discussions on housing property tax reform, this report compares and analyzes the taxation systems of Korea and selected major countries by each stage of the housing property tax calculation process.

❑ The analysis covers nine countries: Korea, the United States, the United Kingdom, Canada, France, Germany, Japan, Singapore, and China. Housing property tax systems in representative cities in these countries are compared.

- As housing property taxes in most of the selected countries are administered as local taxes, the analysis focuses primarily on comparing the housing property tax systems of major cities.

[Major Housing Property Tax Systems in Selected Countries (Cities)]

<table>
<tr><th colspan="2">Country</th><th>Major Housing Property Tax</th></tr>
<tr><td colspan="2">Korea</td><td>Property Tax (Local Tax) +
Comprehensive Real Estate Holding Tax (National Tax)</td></tr>
<tr><td colspan="2">United States
(New York, Los Angeles)</td><td>Property Tax (Local Tax)</td></tr>
<tr><td colspan="2">Canada (Toronto)</td><td>Property Tax (Local Tax)</td></tr>
<tr><td colspan="2">United Kingdom (London)</td><td>Council Tax (Local Tax)[1)]</td></tr>
<tr><td colspan="2">France (Paris)</td><td>Property Tax (Taxe Foncière, Local Tax)</td></tr>
<tr><td colspan="2">Germany (Berlin)</td><td>Real Estate Tax (Grundsteuer, Local Tax)</td></tr>
<tr><td colspan="2">Japan (Tokyo)</td><td>Fixed Asset Tax + City Planning Tax (Local Tax)</td></tr>
<tr><td colspan="2">Singapore</td><td>Property Tax (National Tax)</td></tr>
<tr><td rowspan="2">China
(Shanghai)</td><td>Residential Housing</td><td>Not taxed (However, Shanghai and Chongqing are currently implementing pilot house property tax programs.)</td></tr>
<tr><td>Rental Housing</td><td>House Property Tax (Local Tax)</td></tr>
</table>

Note: 1) Council Tax is classified as a recurrent tax on immovable property (Code 4100) under the OECD Revenue Statistics classification, although the tax liability is borne by the occupant.

Source: Prepared by the National Assembly Budget Office

Ⅱ. Theoretical Background and Current Status of Housing Property Taxes

❑ Housing property taxes serve several functions, including raising revenue, applying the benefit principle, promoting efficient resource allocation, and enhancing housing market stability and equity.

- (Strengthening Local Government Finances) In most countries, real estate, including housing, is regarded as a stable tax base and serves as a major source of revenue for local governments.
- (Benefit Principle) Housing property taxation is based on the benefit principle, under which homeowners pay taxes in return for benefits received from public services provided by local governments, such as roads, public safety, and education.
- (Efficient Resource Allocation) Because the supply of real estate, including housing, is relatively inelastic, recurrent property taxes are considered to cause relatively little distortion in resource allocation (OECD, 2022).
- (Housing Market Stability and Equity) Housing property taxes may help curb speculative demand by increasing the cost of owning housing and

may also contribute to wealth redistribution because tax liabilities generally increase with property values.

❑ For the purposes of this report, the housing property tax systems of Korea and selected major countries are analyzed according to four components: ① assessment of property value, ② tax base and tax rates, ③ major tax reliefs and deductions, and ④ higher taxation of multiple-home owners, vacant homes, and similar properties.

- (Assessed Property Value) The value assigned to a residential property for purposes of calculating the property tax. Assessments are generally based either on capital value, such as the market value of the property, or on rental value, such as the expected annual income that the property could generate.
- (Tax Base and Tax Rates) The tax base is determined by applying basic deductions, assessment ratios, or other adjustments to the assessed property value. The tax liability is then calculated by applying the relevant tax rate to the tax base.
  - The process for deriving the tax base from the assessed property value, as well as the structure of tax rates, varies across countries.
- (Tax Reliefs and Deductions) Tax reductions, exemptions, credits, or deductions may be provided to owner-occupiers and vulnerable groups, including older persons, persons with disabilities, and low-income households.
- (Higher Taxation of Multiple-home Owners and Vacant Homes) Higher tax burdens may be imposed where the number of homes owned exceeds a specified threshold. In addition, this higher tax can apply to properties that remain vacant for a certain period, or are held as secondary residences.

❑ According to the OECD Revenue Statistics classification, recurrent taxes on immovable property as a share of GDP or total tax revenue have generally shown a slight downward trend in Korea and selected major countries over the past five years.

- As of 2024, Korea's recurrent taxes on immovable property as a share of GDP and total tax revenue were broadly similar to or higher than the OECD average, but lower than the G7 average.

[Recurrent Taxes on Immovable Property as a Share of GDP and Total Tax Revenue in Korea and Selected Major Countries]

(Unit: %)

		2020	2021	2022	2023	2024
As a Share of GDP	Korea	1.0	1.1	1.1	0.9	0.9
	G7 Average	2.1	2.0	1.9	1.9	1.9
	OECD Average	1.1	1.0	1.0	0.9	0.9
As a Share of Total Tax Revenue	Korea	5.2	5.4	5.2	4.9	4.9
	G7 Average	9.2	8.3	7.8	8.0	8.1
	OECD Average	4.3	4.0	3.7	3.8	3.8

Note: 1. Recurrent taxes on immovable property were calculated based on taxes classified under Code 4100 of the OECD Revenue Statistics, while total tax revenue was calculated excluding social security contributions (Code 2000).
2. As OECD Revenue Statistics do not distinguish among types of real estate, the figures include land and non-residential real estate as well as residential property. The data should therefore be interpreted with caution.

Source: Prepared by the National Assembly Budget Office based on OECD Revenue Statistics (accessed July 23, 2026)

Ⅲ. Housing Property Tax Systems in Major Countries

❑ A step-by-step overview of housing property tax systems in major countries is provided below.

◦ Taxing authority generally rests with local governments, while Korea operates a dual system comprising both national and local taxes.

◦ The assessed property value varies across countries depending on the valuation basis, such as capital value or rental value, the assessment method, such as individual appraisal or mass appraisal, and the reassessment cycle.

◦ Tax rates are either fixed by law or other regulations (Fixed rate) or adjusted annually based on the required budget or revenue needs (Mill-levy). The rate structure applied to the tax base also varies, including proportional and progressive tax rates.

◦ Korea imposes higher tax burdens on multiple-home owners, while Singapore and some other countries impose higher taxes on homes other than the primary residence. Canada, the United Kingdom, France, Japan, and others impose higher tax burdens on vacant homes.

[Overview of Housing Property Tax Systems in Major Countries]

Country		Assessed Property Value			Tax Rate		Higher Taxation
		Valuation Basis	Assessment Method	Reassessment[1)]	Rate Structure	Fixed Rate/ Mill-levy	
Korea		Capital value	Mass appraisal	Annually	Progressive tax rate	Fixed Rate	Higher taxation on multiple-home owners
United States (New York)		Capital value	Mass appraisal	Annually	Proportional tax rate	Mill-levy	-
United States (Los Angeles)		Acquisition value	Mass appraisal	At time of acquisition	Proportional tax rate	Fixed Rate[2)]	-
Canada (Toronto)		Capital value	Mass appraisal	2016 base year	Proportional tax rate	Mill-levy	Vacant home tax
United Kingdom[3)] (London)		Capital value	Mass appraisal	1991 base year	Flat amount by valuation band	Mill-levy	Higher taxation on vacant homes and second homes
France (Paris)		Rental value	Individual appraisal	1970 base year	Proportional tax rate	Fixed Rate	Higher taxation on vacant homes and second homes
Germany (Berlin)		Capital value	Individual appraisal	Every 7 years	Proportional tax rate	Fixed Rate	Higher taxation on second homes
Japan (Tokyo)		Capital value	Individual appraisal	Every 3 years	Proportional tax rate	Fixed Rate	Higher taxation on vacant homes during tax base calculation
Singapore		Rental value	Mass appraisal	Annually	Progressive tax rate	Fixed Rate	Higher taxation on non-owner-occupied residential properties
China (Shanghai)	Residential housing	Acquisition value	Mass appraisal	At time of acquisition	Proportional tax rate	Fixed Rate	Residential housing is taxed only for multiple-home owners.[4)]
	Rental housing	Rental value		At time of transaction			

Note: 1) Refers to the cycle for reassessing the assessed property value. Adjustments through indexation, including inflation adjustments, are excluded from the reassessment cycle.
2) The basic tax rate is operated on a Rate basis, while certain components of the property tax, including voter-approved debt levies, are operated on a Mill-levy basis.
3) Council Tax is classified as a recurrent tax on immovable property (Code 4100) under the OECD Revenue Statistics classification, although the tax liability is borne by the occupant.
4) In Shanghai, China, residential housing is subject to tax only for owners of two or more homes; single-home owners are not subject to the tax.
Source: Prepared by the National Assembly Budget Office

❑ Korea operates a dual taxation system for residential property ownership, comprising the Property Tax, a local tax, and the Comprehensive Real Estate Holding Tax, a national tax.

- (Assessed Property Value) The officially assessed price, determined annually based on the market value of residential properties as of January 1 by the Ministry of Land, Infrastructure and Transport, the Korea Real Estate Board, and local governments.

- ◦ (Tax Base and Tax Rates) For the Property Tax, the tax base is calculated for each residential property, while for the Comprehensive Real Estate Holding Tax, it is calculated for each owner. The applicable progressive tax rates are then applied to calculate the tax liability.
  - − For the Property Tax, the tax base is calculated by multiplying the officially assessed price of each residential property by the fair market value ratio. For the Comprehensive Real Estate Holding Tax, the tax base is calculated by subtracting the statutory deduction from the aggregate officially assessed value of residential properties owned by each taxpayer and then applying the fair market value ratio.
- ◦ (Major Tax Reliefs, etc.) Comprehensive Real Estate Holding Tax credits are available to elderly single-home owners and long-term holders, among others.
- ◦ (Higher Taxation of Multiple-home Owners) The fair market value ratio for the Property Tax, tax rates, tax burden ceilings, and other rules are applied differently to single-home owners and multiple-home owners.

❑ In New York City, United States, Property Tax is imposed on residential property ownership by local governments.

- ◦ (Assessed Property Value) The market value as of July 1 of the preceding year, assessed annually by the relevant local assessment authority.
- ◦ (Tax Base and Tax Rates) The tax base is calculated by applying an assessment ratio based on property type to the assessed property value. The tax liability is then calculated by applying a tax rate determined annually based on the local government's budget.
- ◦ (Major Tax Reliefs, etc.) Exemptions and other tax reliefs are available for qualifying residential properties, elderly persons, persons with disabilities, and others.
- ◦ No higher taxation applies to multiple-home owners or vacant homes.
  - − However, beginning in July 2026, a separate additional property tax is imposed on high-value residential properties owned by non-residents.

❑ In Los Angeles, United States, Property Tax on residential property comprises the basic tax rate plus additional levies imposed by school districts, cities, counties, and other local jurisdictions.

- ◦ (Assessed Property Value) The assessed value is initially determined based on the market value of the property at the time of acquisition and subsequently adjusted for inflation, subject to a maximum annual increase of 2%.

- (Tax Base and Tax Rates) The assessed value serves as the tax base. The basic property tax rate is 1% of the assessed value, with voter-approved debt levies and certain special assessments imposed in addition.
- (Major Tax Reliefs, etc.) Tax reliefs are available for owner-occupied homes, veterans, disabled veterans, qualifying organizations, and others.
- No higher taxation applies to multiple-home owners or vacant homes.

❑ In Toronto, Canada, residential property is subject to Property Tax consisting of the education property tax imposed by the provincial government and the municipal property tax imposed by the city.

- (Assessed Property Value) The assessed property value as of January 1, 2016, determined by the Municipal Property Assessment Corporation (MPAC), an independent assessment authority under the provincial government.
- (Tax Base and Tax Rates) The tax liability is calculated by applying the property tax rate to the assessed property value. The property tax rate is determined annually based on the local government's fiscal requirements and budget.
- (Major Tax Reliefs, etc.) Property tax relief and rebate programs are available to reduce the tax burden on elderly and low-income residents.
- (Higher Taxation of Vacant Homes) An additional tax is imposed on residential properties that have remained unoccupied or unrented for six months or more.

❑ In London, United Kingdom, Council Tax is imposed on the occupant rather than the owner of a residential property, with the amount determined according to the property's valuation band.

- (Assessed Property Value) In London and other parts of England, residential properties are valued by the Valuation Office Agency (VOA) based on their estimated value as of April 1, 1991.
- (Tax Base and Tax Rates) For Council Tax in London, the assessed property value serves as the basis for assigning residential properties to one of eight valuation bands, Bands A through H. A fixed annual amount for each band is then determined based on local fiscal requirements.
- (Major Tax Reliefs, etc.) As Council Tax liability is based on occupancy,

reductions or exemptions are available to students, low-income residents, persons with disabilities, single-person households, and others.

- (Higher Taxation of Vacant Homes, etc.) Council Tax may be imposed at 200% to 400% of the standard amount on long-term vacant homes and second homes that are not used as a primary residence.

❑ In Paris, France, residential property is subject to the Taxe Foncière, a property tax imposed by communes, the basic level of local government.

- (Assessed Property Value) The Taxe Foncière uses the theoretical rental value (VLC) determined by the French central government's Directorate General of Public Finances as the assessed property value.
- (Tax Base and Tax Rates) The tax base is calculated by applying a 50% reduction to the assessed property value, after which the applicable property tax rate is applied.
- (Major Tax Reliefs, etc.) Tax reliefs are available for vulnerable groups, including elderly persons, as well as for newly constructed residential properties.
- (Higher Taxation of Vacant Homes, etc.) Separate taxes are imposed on vacant homes, including the Taxe sur les logements vacants (TLV), and on second homes through the Taxe d'habitation.
  - Where the owner and occupant of a second home are different persons, the tax on the second home is imposed on the occupant.

❑ In Berlin, Germany, residential property is subject to the Grundsteuer, a real property tax imposed by municipalities (Gemeinden).

- (Assessed Property Value) The property value (Grundsteuerwert) assessed as of 2022 is used as the assessed property value.
  - In Berlin, property values are assessed using the federal model under the Property Valuation Act.
- (Tax Base and Tax Rates) The property value serves as the tax base for the Grundsteuer. The tax liability is calculated by applying the basic tax rate of 0.031%, as prescribed by the Property Tax Act, together with the municipality-specific multiplier (Hebesatz).
  - Berlin's municipal multiplier is 470%, resulting in an effective rate of approximately 0.146% when the basic tax rate is multiplied by the municipal multiplier.

- (Major Tax Reliefs, etc.) Tax reliefs are available for social housing and cultural heritage properties, as well as in cases of natural disasters and similar circumstances.
- (Higher Taxation of Second Homes, etc.) A separate second-home tax (Zweitwohnungsteuer) is imposed on second homes.
  - Where the owner and occupant of a second home are different persons, the tax is imposed on the occupant.

❑ In Tokyo, Japan, municipalities impose the Fixed Asset Tax on residential property ownership, while an additional City Planning Tax is imposed on properties located in designated urban areas.

- (Assessed Property Value) The fixed asset assessed value, generally set at approximately 70% of the market value of the property by the relevant local government assessment authority, is used as the assessed property value.
  - For Tokyo's 23 special wards, assessments are conducted by the Tokyo Metropolitan Government.
- (Tax Base and Tax Rates) The tax base is calculated by combining the fixed asset assessed values of the land and building and applying the applicable ratio under the special provisions for residential land. The tax liability is then calculated by applying the relevant tax rate.
- (Major Tax Reliefs, etc.) Major tax reliefs include special provisions for residential land and reductions for newly constructed homes.
- (Higher Taxation of Vacant Homes) Vacant homes may be excluded from the special provisions for residential land when calculating the tax base for the Fixed Asset Tax and related taxes, resulting in a higher tax burden.

❑ As a city-state, Singapore imposes Property Tax on residential property through the Inland Revenue Authority of Singapore, with different tax treatment for owner-occupied and non-owner-occupied residential properties.

- (Assessed Property Value) The Inland Revenue Authority of Singapore annually determines the Annual Value of each residential property, representing its estimated annual rental value, and uses this as the assessed property value.
- (Tax Base and Tax Rates) The Annual Value serves as the tax base for Property Tax. Different progressive tax rate schedules apply to

owner-occupied and non-owner-occupied residential properties.

- (Major Tax Reliefs, etc.) A temporary property tax rebate is provided in 2026 to partially offset increases in Annual Value.
- (Higher Taxation of Non-owner-occupied Residential Prpoerties) Compared with owner-occupied residential properties, non-owner-occupied residential properties are subject to tax rates that are 4 to 26 percentage points higher across tax brackets and are not eligible for the basic exemption on the first SGD 12,000 of the tax base.

❑ In principle, China does not impose House Property Tax on owner-occupied residential properties.

- However, Shanghai and Chongqing have operated pilot programs imposing the tax on certain residential properties since 2011.
- (Assessed Property Value) For owner-occupied residential properties, the acquisition value at the time of purchase is used as the assessed property value. For rental properties, the net rental income specified in the lease agreement is used.
- (Tax Base and Tax Rates) For owner-occupied residential properties, the tax liability is calculated by multiplying the acquisition value per unit of area by the taxable floor area and the applicable tax rate. For rental properties, the applicable tax rate is applied to annual net rental income.
- (Major Tax Reliefs, etc.) For owner-occupied residential properties, even multiple-home owners are exempt from tax on up to 60 square meters of floor area per family member.
  - Single-home owners are not subject to House Property Tax on owner-occupied residential properties.

Ⅳ. Comprehensive Comparison of Housing Property Tax Systems in Major Countries

❑ Housing property tax systems in major countries vary considerably in terms of assessed property value, tax base and tax rates, tax reliefs and deductions, and higher taxation of multiple-home owners, vacant homes, and other categories of residential property.

❑ A comparison of the major components of housing property tax systems shows, first, that approaches to assessing property value differ across countries in terms of valuation basis, assessment method, and reassessment cycle.

◦ In most countries, including Korea, the United States, and Canada, assessed property values are based on capital value, such as the market or transaction value of the residential property. France and Singapore, by contrast, base assessments on rental value, such as the potential rental income of the property.
◦ Korea, New York, and Japan reassess property values annually or at prescribed intervals. By contrast, Los Angeles and Shanghai generally establish the assessed property value based on acquisition value at the time of transaction, while France and the United Kingdom retain values based on a specified reference date and subsequently adjust them for factors such as price changes without conducting a full reassessment.

[Comparison of Assessed Property Value Methods for Housing Property Taxes in Major Countries]

Country	Assessed Property Value			Details
	Valuation Basis	Assessment Method	Reassessment[1]	
Korea	Capital value	Mass appraisal	Annually	The assessed property value is the officially assessed price determined annually by the Ministry of Land, Infrastructure and Transport and local governments based on the market value(the statutory appropriate price), of residential properties as of January 1
United States (New York)	Capital value	Mass appraisal	Annually	The assessed property value is based on the capital value of the residential property as of July 1 of the preceding year, as assessed by the New York City Department of Finance.
United States (Los Angeles)	Acquisition value	Mass appraisal	At time of acquisition	The assessed property value is based on the acquisition value at the time of purchase and is subsequently adjusted annually for inflation and other factors, subject to a maximum annual increase of 2%.
Canada (Toronto)	Capital value	Mass appraisal	2016 base year	The assessed property value is the capital value of the residential property as of January 1, 2016, determined by the Municipal Property Assessment Corporation (MPAC), an independent assessment authority in Ontario. - Properties are generally reassessed every four years, although reassessments are currently suspended.

United Kingdom (London)		Capital value	Mass appraisal	1991 base year	The assessed property value is based on the capital value as of April 1, 1991, determined by the Valuation Office Agency (VOA), with subsequent adjustments reflecting factors such as price changes.
France (Paris)		Rental value	Individual appraisal	1970 base year	The assessed property value for the Taxe foncière is based on the theoretical rental value (VLC) as of January 1, 1970, determined by the Directorate General of Public Finances (DGFiP), with subsequent annual adjustments reflecting factors such as price changes.
Germany (Berlin)		Capital value	Individual appraisal	Every 7 years	The assessed property value is the capital value of the residential property as of January 1, 2022, determined by the relevant local tax office in Berlin. - The revised Property Valuation Act applies from 2025, with reassessment conducted every seven years.
Japan (Tokyo)		Capital value	Individual appraisal	Every 3 years	The assessed property value is the fixed asset assessed value determined by the Tokyo Metropolitan Government. - Properties are reassessed every three years.
Singapore		Rental value	Mass appraisal	Annually	The assessed property value is the Annual Value, representing the estimated annual rental value of the property, determined each year by the Inland Revenue Authority of Singapore.
China (Shanghai)	Owner-occupied residential property	Acquisition value	Mass appraisal	At time of acquisition	The assessed property value is based on the acquisition value at the time of purchase and is subsequently adjusted for factors such as price changes.
	Rental property	Rental value		At time of transaction	The assessed property value is based on the annual net rental income specified in the lease agreement.

Note: 1) Refers to the cycle for reassessing the assessed property value. Adjustments through indexation, including inflation adjustments, are excluded from the reassessment cycle.

Source: Prepared by the National Assembly Budget Office

❑ For housing property taxes, the tax base in most countries is calculated by applying a specified ratio or adjustment to the assessed property value, while tax rate structures vary across countries.

◦ Most major countries calculate the tax base by applying a specified ratio to the assessed property value.

◦ Tax rates vary across countries and regions depending on both the rate structure, such as proportional or progressive rates, and the method used to determine the rate, such as a Rate or a Mill-levy.

– Housing property taxes in Korea and Singapore apply progressive tax rates based on the tax base, whereas most other countries generally apply proportional tax rates.

– New York, Canada, and the United Kingdom operate Mill-levy systems under which tax rates or annual charges are adjusted based on annual budget or revenue requirements. By contrast, Korea, France, and Germany apply Rates prescribed by law or local ordinances.

[Comparison of Tax Bases and Tax Rates for Housing Property Taxes in Major Countries]

Country	Tax Base	Tax Rate		
		Rate Structure	Fixed Rate/ Mill-levy	Nominal Tax Rate (%)
Korea	- Property Tax: Calculated for each residential property Officially assessed price × fair market value ratio (43–60%) - Comprehensive Real Estate Holding Tax: Calculated for each owner (Aggregate officially assessed value – statutory deduction) × fair market value ratio (60%)	Progressive Tax Rate	Rixed Rate	- Property Tax: 0.05–0.4 - Comprehensive Real Estate Holding Tax: 0.5–5.0
United States (New York)	- Assessed property value × assessment ratio (e.g., 6%) – exemptions, etc.	Proportional Tax Rate	Mill-levy	12.4-19.8 (2025/2026)
United States (Los Angeles)	- Assessed property value – exemptions, etc.	Proportional Tax Rate	Fixed Rate[1]	1.04-1.35 (2026 effective tax rate)
Canada (Toronto)	- Assessed property value	Proportional Tax Rate	Mill-levy	0.767-1.209
United Kingdom (London)	- Assessed property value	Flat amount of valuation band[2]	Mill-levy	£886-2,659 (2026/2027)
France (Paris)	- Assessed property value × 50%	Proportional Tax Rate	Fixed Rate	20.5
Germany (Berlin)	- Assessed property value	Proportional Tax Rate	Fixed Rate	0.146 (Including the basic tax rate and municipal

				multiplier)
Japan (Tokyo)	- Assessed property value × applicable special provisions for residential land, etc.	Proportional Tax Rate	Fixed Rate	- Fixed Asset Tax: 1.4 - City Planning Tax: 0.3
Singapore	- Assessed property value	Progressive Tax Rate	Fixed Rate	- Owner-occupied: 4–32 - Non-owner-occupied: 12–36
China (Shanghai)	- Owner-occupied Residential Property: Assessed property value × 70% - Rental Property: Annual rental income	Proportional Tax Rate	Fixed Rate	- Owner-occupied: 0.4–0.6 - Rental: 4

Note: 1) The basic tax rate is determined on a Rate basis, while certain components of the property tax, including voter-approved debt levies, are determined on a Mill-levy basis.
2) In London, residential properties are classified into eight valuation bands, Bands A through H, based on their assessed property value as of 1991. A fixed annual amount determined by the local government each year is imposed for each band.
Source: Prepared by the National Assembly Budget Office

❑ In most major countries, housing property tax reliefs and deductions are designed to reduce the tax burden on vulnerable groups, including elderly persons and persons with disabilities, as well as on owner-occupiers.

◦ Most major countries that impose housing property taxes provide tax reliefs for vulnerable groups such as elderly persons, persons with disabilities, and low-income households.

◦ In addition, Korea provides tax relief for single-home owners, while the United States, including New York and Los Angeles, and Singapore provide relief for owner-occupied residential properties.

– Korea applies special provisions that reduce the tax burden on single-home owners through lower tax rates and other measures, while China imposes House Property Tax on owner-occupied residential properties only on multiple-home owners.

– The United States provides tax exemptions or credits for owner-occupied residential properties, while Singapore applies lower tax rates to owner-occupied residential properties than to non-owner-occupied residential properties.

[Comparison of Major Tax Reliefs and Deductions for Housing Property Taxes in Major Countries]

Country (City)	Major Tax Reliefs and Deductions
Korea	- Comprehensive Real Estate Holding Tax credits for elderly persons and long-term holders - Tax burden ceilings designed to prevent sharp increases in the tax base or tax liability - Lower fair market value ratios, tax rates, and other preferential treatment for single-home owners
United States (New York)	- STAR exemption for qualifying residential properties - Exemptions for elderly persons, persons with disabilities, veterans, and others
United States (Los Angeles)	- Homeowners' exemption for owner-occupied residential properties - Exemptions for veterans, disabled veterans, nonprofit organizations, disaster-related circumstances, and others
Canada (Toronto)	- Tax reliefs and rebates for elderly persons, low-income residents, and persons affected by disasters, among others
United Kingdom (London)	- Reductions and exemptions for students, low-income residents, single-person households, and others
France (Paris)	- Tax reliefs for elderly persons and persons with disabilities, and tax reliefs for newly constructed residential properties and properties with energy-efficiency improvements
Germany (Berlin)	- Tax rate reductions for social housing and cultural heritage properties, and tax reliefs in cases of disasters and similar circumstances
Japan (Tokyo)	- Special provisions for residential land, including small-scale residential land, and tax reductions for newly constructed residential properties
Singapore	- Preferential tax rates for owner-occupied residential properties - Temporary Property Tax rebate in 2026
China (Shanghai)	- Exemption for a specified floor area per family member * Single-home owners are exempt from House Property Tax on owner-occupied residential properties

Source: Prepared by the National Assembly Budget Office

- Korea imposes higher housing property taxes on multiple-home owners, while Singapore, the United Kingdom, France, Germany, and other countries impose higher tax burdens on residential properties that are not used as a primary residence. Canada, the United Kingdom, France, Japan, and others impose higher tax burdens on vacant homes.
  - Korea applies relatively higher tax rates and other tax rules to multiple-home owners. In Shanghai, China, House Property Tax on owner-occupied residential properties applies only to owners of two or more homes, thereby differentiating the tax burden according to the number of homes owned.
  - Singapore applies higher property tax rates to non-owner-occupied residential properties, while the United Kingdom, France, Germany, and other countries impose either higher property taxes or separate additional taxes on second homes, including vacation homes.
    - Where the owner and occupant of a second home are different persons, the tax is imposed on the occupant.
  - For vacant homes, Canada, the United Kingdom, France, and other countries impose either higher housing property taxes or separate additional taxes, while Japan increases the tax burden by excluding qualifying vacant homes from the special provisions for residential land.

[Comparison of Higher Housing Property Taxation of Multiple-home Owners, Non-owner-occupied Residential Properties, Second Homes, and Vacant Homes in Major Countries]

Country (City)	Multiple-home Owners, Non-owner-occupied Residential Properties, and Second Homes	Vacant Homes
Korea	Higher fair market value ratios for the Property Tax on multiple-home owners, together with differentiated statutory deductions, tax rates, and other rules under the Comprehensive Real Estate Holding Tax	No higher taxation
United States (New York)	No higher taxation	No higher taxation
United States (Los Angeles)	No higher taxation	No higher taxation
Canada (Toronto)	No higher taxation	Additional vacant home tax on vacant homes
United Kingdom (London)	Higher Council Tax on second homes[1)]	Higher Council Tax on vacant homes
France (Paris)	Additional taxe d'habitation on second homes[1)]	Additional vacant home tax on vacant homes
Germany (Berlin)	Additional second-home tax (Zweitwohnungsteuer) on second homes[1)]	No higher taxation
Japan (Tokyo)	No higher taxation	Exclusion from special provisions for residential land
Singapore	Higher property tax rates on non-owner-occupied residential properties	No higher taxation
China (Shanghai)	House Property Tax imposed only on multiple-home owners for owner-occupied residential properties	No higher taxation

Note: 1) In London, Paris, and Berlin, where higher taxation applies to second homes, the tax liability is imposed on the occupant of the residential property. Accordingly, where the property is rented, the tenant bears the tax liability.

Source: Prepared by the National Assembly Budget Office