

Tax on Land and Building-Structures

■ 1. Fixed Property Tax (*Kotei Shisanzei*) [Municipal tax]

- The fixed property tax is levied to persons who, as of January 1st of each year, own land, building structures, and any other depreciable assets.
- Calculation of tax levied
Tax amount = standard tax payment amount *Kazei Hyoujungaku* (such as appraised values of fixed property) X tax rate (1.4%)
 - The value of one's fixed property / assets are evaluated and decided with a fixed property evaluation criterion set Japan, and is recorded in a Fixed Property Payment Handbook *Kotei Shisan Kazeidaichou*. In principle, the standard tax payment amount is the value of one's fixed property/assets (appraised value). (Special measures might be applied to land.)
- Every year around May, a tax notice is sent to taxpayers through mail. The tax amount is paid and divided into 4 installments (May, July, September, and December).
- Tax payers may read and confirm the recorded appraised value in their taxation handbook *Kazei Daichou* from April 1st to May 31st from Monday-Friday (excludes holidays) every year. Please bring some form of identification, such as a driver's license, and proceed to the Property Tax Division counter in city hall to apply (persons responsible must come).
- When building / adding an extension to your home, an inspection of the building structure must be conducted in order to calculate the new appraised value.

City officials consisting of 2 or more people will conduct the inspection. We ask and thank you for your cooperation in advance.

■ 2. City Planning Tax (*Toshi Keikakuzei*) [Municipal tax]

- This is a tax levied to individuals that own land and building structures in area zoned for urbanization *Shigaika Chiiki* (updated every year from January 1st); taxes collected are allocated for maintenance/development of roads and parks. Payments are made annually together with the fixed property tax.
- Calculation of tax levied
Tax amount = standard tax payment amount *Kazei Hyoujungaku* (such as appraised values of fixed property) X tax rate (0.2%)

For further information on fixed property, city planning tax, etc. please contact the Property Tax Division (below) in Ota City Hall.

Contact Information:

Ota City Hall (2F, Counter 21),
Property Tax Division *Shisanzei-Ka*,
Address: Ota-Shi Hama-Cho 2-35 Tel: 0276-47-1933

■ 3. Real estate acquisition tax (*Fudousan Shutokuzei*) [Prefectural tax]

- This is a tax levied by the prefecture in the event you acquire real estate (land or building-structure).
- Calculation of tax levied
Tax amount = appraised value of real estate X tax rate
- Tax rate: land 3%, building structures (housing) 3%, building structures (excludes housing) 4%
- Deduction / relief of tax amount
 - Concerning taxation on land used for housing, tax payers may be able to receive a tax deduction by submitting applications.

For further information regarding real estate acquisition taxes, please contact the Prefectural Tax Office.

Contact Information:

Ota Administration Prefectural Tax Office
Ota Gyousei Kenzei Jimusho
Address: Ota-Shi Nishihon-Cho 60-27
TEL: 0276-31-3261)

■ 4. Special deductions for house loans, etc. (income tax) [National Tax]

- In cases where a house loan, etc. is used to construct or buy a new house, if certain conditions are met the taxpayer may be eligible to receive a tax deduction for their income tax (income tax deduction *Zeigaku Kojo*).
- To receive deductions, paperwork for your final income tax return *Kakutei Shinkoku* is required (must be completed). However, if an individual with income files a tax return in their 1st year, they can receive a year-end adjustment *Nenmatsu Chosei* from their place of employment for deductions the 2nd year and onwards.

For further information on required paperwork, final income tax return, etc., please contact the tax office below.

Contact Information:

Tatebayashi Tax Office *Tatebayashi Zeimusho*
Address: Tatebayashi Nakamachi 11-12

Tel: 0276-72-4373