HDB Resale Levy: Check the Amount Before Your Second Subsidised Flat

Description

The levy generally applies when a household that has already enjoyed a housing subsidy buys or takes over a second subsidised flat or eligible Executive Condominium. For a first subsidised flat sold on or after 3 March 2006, the family levy ranges from S$15,000 for a 2-room flat to S$55,000 for an Executive Condominium. HDB conditions after buying a new flat. HDB key collection guide.

Choose the branch that matches your case

Situation	Next step
Buying an open-market resale flat	No resale levy solely for that purchase
Booking a second subsidised HDB flat	Check levy before choosing the unit
Buying an eligible new Executive Condominium	Include the levy in the cash plan
First flat sold before 3 March 2006	Use the percentage-based rules, not the fixed table

First decide whether the next home is subsidised

The trigger is not simply owning two homes in sequence. HDB ties the levy to a previous housing subsidy and a later subsidised purchase. A flat bought directly from HDB, a resale flat bought with CPF housing grants, a grant-assisted DBSS flat and a developer-sold Executive Condominium can count as subsidised housing. HDB conditions after buying a new flat.

Buying an open-market resale flat or private residential property does not itself create the levy. The household still needs to check other eligibility, stamp-duty, loan and sale-proceeds rules.

Use the first subsidised flat to find the fixed amount

For sales on or after 3 March 2006, HDB lists family levies of S$15,000 for 2-room, S$30,000 for 3-room, S$40,000 for 4-room, S$45,000 for 5-room or 3Gen, S$50,000 for Executive and S$55,000 for an Executive Condominium. HDB key collection guide.

A single applicant generally pays half the family amount for eligible flat types. The table is based on the first subsidised home, not the size of the next one.

Do not use the fixed table for older sales

A first subsidised flat sold before 3 March 2006 can fall under a percentage-graded levy based on the higher of the resale price or 90% of market value, subject to minimum amounts.

That older calculation is case-specific. A household should retrieve the original disposal date and HDB record rather than estimating from memory or a relativeâ??s case.

Place the levy on the purchase timeline

If the first subsidised flat was disposed of before key collection for the second subsidised flat, HDB says the levy is paid in cash as a lump sum at key collection.

If disposal happens after key collection, HDB can deduct the levy from the first flatâ??s net sale proceeds. Any shortfall remains payable in cash. The sequencing changes liquidity even when the levy amount does not.

Separate CPF housing refunds from the levy

The resale levy cannot be paid with CPF savings or rolled into the housing loan. CPF principal and accrued-interest refunds on the old home are a different flow.

A practical worksheet should therefore show sale price, outstanding loan, CPF refund, transaction costs and resale levy in separate rows. Combining them hides the actual cash available for the next purchase.

Keep subsidy recovery in another column

Owners selling Plus or Prime flats may also face subsidy recovery based on the higher of resale price or valuation. HDB states that this is in addition to any resale levy.

Do not substitute one percentage for the other. The projectâ??s original launch terms control subsidy recovery, while the householdâ??s subsidy history controls the levy.

Confirm the record before paying an option fee

Registering an Intent to Sell can surface whether HDB expects a levy. For a new-flat application, the amount is determined under prevailing policy at booking.

Because ownership changes, past grants and old disposal dates can alter the result, the HDB record should settle the case before a buyer treats an online estimate as final.

Build a dated decision record

Write down the exact outcome you need: identify the likely levy, payment point and cash shortfall before committing. Keep the household, company, product, trip or booking facts that produced the result beside it. A result based on different facts is not a precedent, even when the headline issue looks similar.

Record the date and the controlling page you checked. For this decision, the source set is HDB conditions after buying a new flat; HDB key collection guide. Save the relevant reference number, model, class, property detail, deadline, service route or ticket choice. That makes it possible to reconstruct the decision if a rule, inventory position or personal fact changes.

Use two working aids instead of a single yes-or-no note. First, make a flat-type levy matrix that separates family and single amounts. Second, add a cash-flow worksheet that separates levy, cpf refund and subsidy recovery. The first shows how the facts map to the official rule or live service; the second exposes the timing, cost, trade-off or follow-up action that a simple eligibility answer can hide.

Set a stop condition before acting. Pause if you encounter assuming every second home triggers a levy, using the next flat type to choose the amount, treating cpf savings as a payment source, or if any fact no longer matches the source you checked. Re-run the relevant official tool or contact the competent organisation. The purpose of the record is not paperwork for its own sake. It prevents an old screenshot, rough estimate or remembered rule from becoming an expensive assumption.

Work the example before the real decision

A family sold its first 4-room subsidised flat after 3 March 2006 and plans to buy another subsidised flat. The working levy is S$40,000. If sale proceeds arrive only after second-flat key collection, the family should not assume those proceeds are available on key day; it needs a cash-timing plan confirmed with HDB.

Reader checklist

1. List every past subsidised home and grant
2. Confirm the first flat type and disposal date
3. Identify whether the next home is subsidised
4. Record the levy separately from CPF refunds
5. Map sale completion against key collection
6. Get the case-specific amount from HDB

Mistakes to avoid

- Assuming every second home triggers a levy

- Using the next flat type to choose the amount
- Treating CPF savings as a payment source
- Ignoring an older pre-2006 sale
- Confusing subsidy recovery with resale levy

Related next reads

After identify the likely levy, payment point and cash shortfall before committing, map HDB resale legal costs. You can also verify a property agent on the CEA register.

Questions readers ask

Can the levy be financed by the housing loan?

No. HDB states that it cannot be paid with CPF savings or a housing loan.

When is the amount determined?

HDB says it is determined when the second subsidised flat is booked.

Does joint tenancy change the levy?

No. HDB says the levy applies regardless of joint tenancy, tenancy-in-common or shared interest.

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