



Owner-Occupier Property Tax: Calculate Your 2026 Bill

Description

Start with annual value, apply each owner-occupier band progressively, then apply the 2026 rebate. HDB owner-occupied homes receive 15%; private owner-occupied homes receive 10%, capped at S\$500.

Use annual value, not purchase price

Annual value is the estimated yearly market rent of the property, excluding furniture, fittings and maintenance fees. It is not the sale price or mortgage balance. Copy the annual value from the bill before using the rate bands. If the value changed, calculate from the value and effective period shown by IRAS. ([IRAS owner-occupier rates](#))

Only the slice inside a band uses that band rate. For an annual value of S\$50,000, the first S\$12,000 is at 0%, the next S\$28,000 at 4%, and the remaining S\$10,000 at 6%. That gives S\$1,720 before rebate, not S\$3,000 from applying 6% to the full value.

Situation	What changes
Annual value at or below S\$12,000	Tax before rebate is zero
Owner-occupied HDB flat	Apply the 15% rebate to computed tax
Owner-occupied private home	Apply 10%, limited to S\$500
A couple owns several homes	Only one home may receive owner-occupier rates for the married couple

Related: [check how the rebate appears in GIRO](#)

Apply the rebate last

The 2026 rebate reduces tax after the progressive calculation. For the S\$1,720 example, a 15% HDB rebate is S\$258 and leaves S\$1,462. A private-home rebate on the same computed tax is S\$172, below the S\$500 cap. ([IRAS 2026 property-tax bill](#))

Owner-occupier rates depend on living in the property. A move, lease or vacancy can change the applicable treatment and effective date. Use the bill and MyTax Portal status rather than assuming the old rate still applies.

Example: For an annual value of S\$50,000, tax is S\$1,120 on the S\$12,001 to S\$40,000 slice plus S\$600 on the next S\$10,000, or S\$1,720. A 15% HDB rebate reduces this by S\$258 to S\$1,462.

Reconcile instalments separately

The annual liability and the GIRO instalment are different records. A rebate or revised annual value may change later deductions. Match the final assessment to payments already made, then check the remaining schedule.

A useful query shows annual value, band arithmetic, rebate type, previous payments and the exact difference. Do not send only a screenshot of the total. The line-by-line calculation makes an error easier to locate.

Related: [understand the vacancy and occupation rules](#)

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