



Amendment to Stamp Duty Law (2019 Revision)

Rates effective from 1 Jan 2026

Standard Duty Rates

Rate	Document Type	Affected Areas / Comments
CONVEYANCE OR TRANSFER		
7.5% Of consideration or Market Value, whichever is higher	Purchase Agreement, Assignment, or Transfer of Land (RL1 Form) Where the consideration is less than CI\$2,000,000 .	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
10% Of consideration or Market Value, whichever is higher	Purchase Agreement, Assignment, or Transfer of Land (RL1 Form) Where the consideration is CI\$2,000,000 or more .	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.



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Rate	Document Type	Affected Areas / Comments
CONVEYANCE OR TRANSFER - LINKED PROPERTY TRANSACTION		
3% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is CI\$300,000 or less	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
7.5% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is more than CI\$300,000 but less than CI\$2,000,000	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
10% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is CI\$2,000,000 or more	All areas within the Cayman Islands, including Cayman Brac and Little Cayman.
3.75% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is more than CI\$300,000 but is less than CI\$2,000,000 and there is an agreement to convey or transfer the bare land in the first part of the linked property transaction.	All areas within the Cayman Islands, including Cayman Brac and Little Cayman. Payable within 45 days of the date the agreement is first signed by the buyer.
3.75% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is more than CI\$300,000 but is less than CI\$2,000,000 and there is the conveyance of the second part of the linked property transaction.	All areas within the Cayman Islands, including Cayman Brac and Little Cayman. Payable within 45 days of the date the conveyance or transfer is first signed by the buyer.



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CONVEYANCE OR TRANSFER - LINKED PROPERTY TRANSACTION		
5% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is CI\$2,000,000 or more and there is an agreement to convey or transfer the bare land in the first part of the linked property transaction.	All areas within the Cayman Islands, including Cayman Brac and Little Cayman. Payable within 45 days of the date the agreement is first signed by the buyer.
5% Of TOTAL consideration or Market Value, whichever is higher, of the entire linked property transaction	Where the total value of the linked property is CI\$2,000,000 or more and there is the conveyance of the second part of the linked property transaction.	All areas within the Cayman Islands, including Cayman Brac and Little Cayman. Payable within 45 days of the date the conveyance or transfer is first signed by the buyer.



Amendment to Stamp Duty Law (2019 Revision)

Rates effective from 1 Jan 2026

First Time Caymanian Purchasers - First Property Purchase

'Caymanian' is defined by the Immigration Law (2015 Revision) as amended

Subject to confirmation and conditions laid down by The Financial Secretary to prevent exploitation of this concession

Rate	Document Type	Criteria
0% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value of CI\$550,000 or less - For land without a building having a value of CI\$250,000 or less <p>In cases where property is transferred to <u>two (2) or not more than ten (10)</u> persons who are Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value of CI\$600,000 or less - For land without a building having a value of CI\$450,000 or less
3.75% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that exceeds CI\$550,00 but does not exceed CI\$650,000. This rate is applied to the difference above CI\$550,000 only. - For land without a building having a value that exceeds CI\$250,000 but does not exceed CI\$350,000. This rate is applied to the difference above CI\$250,000 only. <p>In cases where property is transferred to <u>two (2) or not more than ten (10)</u> persons who are Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that exceeds CI\$600,000 but does not exceed \$700,000. This rate is applied to the difference above CI\$600,000 only. - For land without a building having a value that exceeds CI\$450,000 but does not exceed \$550,000. This rate is applied to the difference above CI\$450,000 only.
7.5% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that exceeds CI\$650,000 but is less than CI\$2,000,000 - For land without a building having a value that exceeds CI\$350,000 but is less than CI\$2,000,000 <p>In cases where property is transferred to <u>two (2) or not more than ten (10)</u> persons who are Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that exceeds CI\$700,000 but is less than CI\$2,000,000 - For land without a building having a value that exceeds CI\$550,000 but is less than CI\$2,000,000
10% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value of CI\$2,000,000 or more - For land without a building having a value of CI\$2,000,000 or more <p>In cases where property is transferred to <u>two (2) or not more than ten (10)</u> persons who are Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value of CI\$2,000,000 or more - For land without a building having a value of CI\$2,000,000 or more



Amendment to Stamp Duty Law (2019 Revision)

Rates effective from 1 Jan 2026

First Time Caymanian Purchasers - Second Property Purchase

'Caymanian' is defined by the Immigration Law (2015 Revision) as amended

Subject to confirmation and conditions laid down by The Financial Secretary to prevent exploitation of this concession

Rate	Document Type	Criteria
3.75% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value up to CI\$600,000. - For land without a building having a value up to CI\$300,000. <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> -- For land with building having a value up to CI\$700,000. - For land without a building having a value up to CI\$550,000.
7.5% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that exceeds CI\$600,000 but is less than CI\$2,000,000 - For land without a building having a value that exceeds CI\$300,000 but is less than CI\$2,000,000 <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that exceeds CI\$700,000 but is less than CI\$2,000,000 - For land without a building having a value that exceeds CI\$550,000 but is less than CI\$2,000,000
10% Of consideration or Market Value, whichever is higher	Transfer of Land	<p>In cases where property is transferred to a <u>single person</u> who is Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that is CI\$2,000,000 or more - For land without a building having a value that is CI\$2,000,000 or more <p>In cases where property is transferred to <u>two (2) or not more than ten (10) persons</u> who are Caymanian:</p> <ul style="list-style-type: none"> - For land with building having a value that is CI\$2,000,000 or more - For land without a building having a value that is CI\$2,000,000 or more

Restrictions and Conditions

Concessions will be granted upon the approval by the Hon. Minister of Finance under section 20(6)(a) of the Stamp Duty Act (2019 Revision).

1. If you have purchased two or more properties in the Cayman Islands, you are not eligible to benefit from this scheme, which is only for Caymanians purchasing their first or second property.
2. If you are/were the beneficial owner of more than 50% of the shares in a company, which has purchased two or more properties in the Cayman Islands, then you are not eligible to benefit from this concession.
3. The stamp duty concession, if approved, comes with a condition, whereby a restriction will be entered on the Land Register, effective at the date the transfer of the property is registered to the purchaser(s).
 - This restriction will prohibit the transfer of the property for a period of five years, without the permission of the Minister for Finance and Economic Development.
 - If the owner(s) of the property seek to transfer the property within this 5-year period, they are liable to pay a prorated amount of the normal stamp duty that would have been payable (based at the time the concession was granted).
4. Any person who has purchased one property prior to acquiring Caymanian status will be eligible to receive a benefit on their second property purchase only, if the property meets the thresholds.
5. A person who has purchased two or more properties, prior to acquiring Caymanian status, is not eligible to benefit from this concession.

Disclaimer

This information should be used for general information purposes only. The actual amount of Stamp Duty payable on any document can only be assessed upon its submission to the Lands and Survey Department. The information provided is believed to be correct to the best of the author's knowledge, however in the event of any contradiction, The Stamp Duty Law and associated Regulations will prevail.

The Stamp Duty (2019 Revision) and the associated Regulations can be downloaded from the Documents-Laws & Regulations section of our website, www.caymanlandinfo.ky. Further information can be provided by calling +1 (345) 244 3420 and asking to speak to a member of the Valuation & Estates office, or by emailing LV@gov.ky.



CAYMAN LAND INFO

www.caymanlandinfo.ky

Lands & Survey Department
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