



Circular No. 8 of 2021

Date: 14th July, 2021

Registration of Non-Seychellois Immovable Property Owners Licensed Under the International Trade Zone Act, 1995

This circular serves to bring to the attention of licensees licensed under the **International Trade Zone Act, 1995 (ITZ Act)** of the obligation to register their immovable property as per Gazette Notice published on 28th June 2021 by the Registration Division as the “**REGISTRATION OF NON-SEYCHELLOIS IMMOVABLE PROPERTY OWNERS**” with the following: -

“In accordance with section 13(4) of the Immovable Property Tax Act, 2019, the Registrar General hereby gives notice that every non-Seychellois who owns immovable property in Seychelles shall submit an application to the Registrar General to be registered of non-Seychellois immovable property owners.

*An application shall be submitted to the Registrar General from **01st July 2021 to 31st October 2021**. A non-Seychellois who fails to submit an application to the Registrar General in accordance with the Act shall be liable to pay the Registrar General the following fine –*

- (a) SCR50,000 in the case of commercial property, industrial property, multi-purpose buildings or villa; or*
- (b) SCR10,000 in the case of immovable property not specified in paragraph (a).”*

To facilitate the registration of non-Seychellois immovable property, ITZ licensees may obtain the application form in hard copy at the Registrar-General’s Office, Independence House, Victoria, Mahe. However, a digital copy of the form can also be made available by email upon request through the email address: regdiv@registry.gov.sc or alternatively from the e-government portal on www.egov.sc.

It is important to note that immovable property constitutes of any commercial property, condominium unit, immovable property used for residential purposes, industrial property, land, lease, multi-purpose building and villa as defined under the Immovable Property Tax Act, 2019.

Given that Immovable Property Tax Act, 2019 is not featured in the non-applicability schedule, it is an obligation of licensees to comply with section 13(4) as stated above.

Financial Services Authority