



# LANDS & SURVEY DEPARTMENT CAYMAN ISLANDS GOVERNMENT

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## PRESS RELEASE FOR IMMEDIATE RELEASE

### STAMP DUTY AND CHATTELS

The Valuation Office within the Department is aware that this has occasionally proved a contentious issue over the years with the situation made worse with incorrect advice being given to third parties by some professionals working within the Cayman Islands property market. Under the current 2005 revision of the Stamp Duty Law, the Cayman Islands Government charges Duty on the sale (conveyance) of land and immovable property.

The amount of Duty is assessed by Lands & Survey Valuation Officers, who examine every Transfer of Land and contract for the sale of land submitted to the Land Registry. The rate of Duty depends on the location of the Parcel and the citizenship of the purchaser.

"Moveable property" such as furniture, appliances, cutlery etc are known as chattels and these are not subject to Stamp Duty. In the Cayman Islands it is commonplace to buy or sell houses and condominiums in a furnished condition. In such circumstances the total price paid for the property will reflect any furnishings included in the sale, and for Stamp Duty purposes purchasers are entitled to list in the form of an inventory, and then deduct, the value of these chattels from the overall price paid. Chattels are defined as those items or objects not being a constituent part of the building structure and which can be removed easily and without detriment to the same. An inventory of such items should be prepared and signed by both vendor and purchaser.

Chief Valuation Officer Nigel Bates said "Such deductions must reflect the condition of the chattels concerned; chattels should be listed individually and estimated values given. New values will only be accepted where chattels are stated as being new. It is clearly not correct to apply new prices to used chattels, nor to apply a fixed percentage of the total

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price to determine the value of the chattels, as the age and condition of every inventory of chattels is different. The Department has never accepted a "fixed percentage" approach as it is neither accurate nor appropriate."

"Where the Valuation Officer believes the value stated for the chattels does not accurately reflect the true situation, a purchaser will be notified and expected to pay further Stamp Duty based on the Valuation Officer's assessment. I would encourage purchasers to be as realistic as possible when valuing chattel inventories, said Mr Bates. He went on to thank the majority of homeowners who comply with the rules saying "You make our job much easier."

Experienced Officers in the Valuation office are willing to inspect and advise on all valuation issues. For more information contact the Lands and Survey office at BritCay House on Eastern Avenue, or by telephone on 244-3420.