



Transaction Fees & Taxes

Time of Occurrence	Name/Type	Amount	Notes
Execution of PSA	Down Payment	5-10% of purchase price	No escrow, MARE can hold
Settlement/Closing	Brokerage Commission	3% of purchase price + JPY 60,000 + 10% consumption tax (if either buyer or seller don't reside in Japan, then tax is not applicable)	Brokerage fee may not be imposed if property is newly built as some developers will cover these fees, but not always the case.
	Judicial Scrivener	Depends on property	Judicial Scriveners are responsible for ownership transfer and registration.
	Registration Tax	Assessment value * 2.0%	Depends on asset type and construction materials.
	Property Tax	Assessment value * 1.4%	Prorated (annual tax)
	City Planning Tax	Assessment value * 0.3%	Prorated (annual tax)
	Building Management Fee	Depends on property	Prorated (monthly fee) *If you buy a property other than a unit in the Bldg., it's not applicable.
	Building Repair Fund	Depends on property	Prorated (monthly fee)
	Neighborhood Association Fee	Depends on property	Prorated (monthly fee)
Post Settlement/Closing	Acquisition Tax	Assessment value * 3% (assessed by the government every year) (deductions depend on building age, asset type, and construction materials)	Only happens once, and is about 3-6 months after purchase, necessary documents will be mailed from the appropriate tax authority. *can be deducted if used as primary personal residence.

※PSA: Purchase and Sales Agreement

※Assessment value: Approx. 70% of the sales price