



Animated symbol of Bureau
of Taxation TAX Tak-chan

Guide to Metropolitan Taxes

2025

(英語版 ガイドブック都税)



東京都主税局

Guide to Metropolitan Taxes 2025

Tax Returns/Tax Payment Due Dates

● Metropolitan Taxes, Special Ward Taxes and National Taxes

Month	Metropolitan Taxes	Special Ward Taxes	National Taxes
April			
May	Motor vehicle tax (category base), mine lot tax	Light motor vehicle tax (category base)	
June	Fixed assets tax, city planning tax <First term>	Special ward inhabitant tax <First term>	
July			Income tax (estimated tax payment) <First term>
August	Business tax on individuals <First term>	Special ward inhabitant tax <Second term>	
September	Fixed assets tax, city planning tax <Second term>		
October		Special ward inhabitant tax <Third term>	
November	Business tax on individuals <Second term>		Income tax (estimated tax payment) <Second term>
December	Fixed assets tax, city planning tax <Third term>		
January	Metropolitan inhabitant tax on dividend income (including those in accounts specified for withholding income tax) and metropolitan inhabitant tax on capital gains from stocks: both by Jan. 10 Returns for depreciable assets, returns for land for residential use and returns for tax deduction for certified long-term quality housing: all by Jan. 31	Special ward inhabitant tax <Fourth term>	
February	Fixed assets tax, city planning tax <Fourth term>		Return for gift tax: Feb. 1 to Mar. 15, final return for income tax: Feb. 16 to Mar. 15, final return for consumption tax on individual business operators: by Mar. 31
March	Returns for business tax on individuals: by Mar. 15, establishment tax on individuals: by Mar. 15, and local government consumption tax on individual business operators: by Mar. 31	Return for special ward inhabitant tax: by Mar. 15	
Every month	Prefectural tobacco tax, golf course utilization tax, gas oil delivery tax Metropolitan inhabitant tax on interest income, metropolitan inhabitant tax on dividend income: by the 10th of the month Accommodation tax	Special ward inhabitant tax (special collection from employment income): from Jun. through May of the following year, special ward tobacco tax, mine production tax, bathing tax	Income tax (withheld at source): from Jan. through Dec., liquor tax, national tobacco tax, special tobacco surtax, gasoline tax and local gasoline tax, international tourist tax
Specified period	Business tax on corporations, prefectural inhabitant tax on corporations, real estate acquisition tax, establishment tax (on corporate enterprises), local government consumption tax (on corporate enterprises), motor vehicle tax (category base) (taxation on monthly basis), motor vehicle tax (environmental performance excise), hunting tax	Special ward inhabitant tax (special collection from retirement income) (special collection from public pension) Light motor vehicle tax (environmental performance excise)	Corporation tax, registration and license tax, motor vehicle tonnage tax, national consumption tax (on corporations), special corporate enterprise tax, local corporation special tax, local corporation tax, inheritance tax, revenue stamp tax

- (Note 1) The tax due dates in the table above are mainly those for the 23 special wards of Tokyo. See Page 104 for information on due dates, etc. of the tax payment for city, town and village inhabitant tax, fixed assets tax and city planning tax for each ward, city, town or village.
- (Note 2) When the due date for a tax return or tax payment falls on a Saturday, Sunday, national holiday or other holiday, the due date will be the next business day.
- (Note 3) Metropolitan inhabitant tax on individuals per income levy and per capita levy are collected together with special ward inhabitant tax.
- (Note 4) Returns for local government consumption tax must be filed together with consumption tax (national tax) returns.
- (Note 5) Individuals who have filed returns for income tax or special ward inhabitant tax (inhabitant tax) do not have to file returns for business tax on individuals.
- (Note 6) Returns for special corporate enterprise tax must be filed together with the returns for business tax on corporations for business accounting years starting on or after October 1, 2019 (R1).
- (Note 7) Returns for local corporation special tax must be filed together with the returns for business tax on corporations for business accounting years starting on or before September 30, 2019 (R1).
- (Note 8) Special land possession tax has been suspended since FY2003 (H15).
- (Note 9) Special income tax for reconstruction is imposed in addition to income tax (see Page 65).
- (Note 10) A forest environment tax is imposed from FY2024 (R6), and is collected together with the inhabitant tax on individuals (per capita levy).

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(Note) In the text, 2019 (R1) is defined as the yearly portion relating to the period from January 1, 2019 (H31) to December 31, 2019 (R1).

Our Taxes

What Exactly Does Taxation Mean?

Our daily lives are impacted in a variety of ways by our national and local governments.

The national government is in charge of the duties conducted from a national point of view, including diplomacy and the legal affairs as well as the industries and the economy. Local governments, on the other hand, are mainly responsible for social welfare and the living environment, including education, public health, city development, water supply and sewage, police and fire-fighting, which are closely related to our local communities.

Our “tax” is used to share necessary expenses to support the aforementioned public sector projects and services. Our taxes can therefore be considered as a kind of “membership fee for living as a member of our society”.

Taxes Payment Based on the Law

According to Article 30 of the Constitution of Japan, “The people shall be liable to taxation as provided by law”, while Article 84 stipulates that “No new taxes shall be imposed or existing ones modified except by law or under such conditions as law may prescribe”, In other words, the Constitution guarantees that tax shall be imposed only by the laws and ordinances established at the congress by the representatives selected by us.

This is known as the “principle of no taxation without law”.

The Ground Rules of Taxation

Laws and ordinances concerning taxes are created taking the following five important components into consideration.

Sovereign of tax	Authorities (national and prefectural governments and municipalities) that impose and collect taxes based on the right of taxation
Tax object	Entities, acts or facts subject to taxation
Taxpayer	Individuals or corporations deemed to have an obligation to pay taxes
Standard Taxable Value	Tax objects concretely expressed in number or the amount of money
Tax rate	For calculating the tax amount imposed based on the standard taxable value, this is either a fixed amount or a fixed rate. Standard taxable value × Tax rate = Tax amount ◆ Types of tax rates • Standard tax rate.....A standard tax rate imposed by local authorities. When there is a financial necessity, a different tax rate may be imposed. • Limited tax rate.....Tax rate which cannot be exceeded when set by local authorities • Fixed tax rate.....Tax rate for which local authorities cannot set additional tax rates • Voluntary tax rate...Tax rate that can be set at the discretion of local authorities

In addition to the above, the laws and ordinances concerning taxation stipulate when and how to pay taxes, and what to do if the payment cannot be made by the due date. These matters are determined based on the consensus of the people or local residents.

Types of Taxes

Following are the categories and the types of taxes.

Major categories	National tax	Tax paid to the national government
	Local tax	Tax paid to local authorities (comprising prefectural tax and municipal tax)
	Direct tax	Tax which is directly collected from a taxpayer who actually pays the tax concerned (income tax, inhabitant tax, etc.)
	Indirect tax	Tax which is collected from a taxpayer who is different from the person who is to bear the tax concerned (consumption tax, tobacco tax, etc.)
	Ordinary tax	Tax which is appropriated to general revenue sources (inhabitant tax, fixed assets tax, etc.)
	Earmarked tax	Tax used for a specific purpose only (establishment tax, city planning tax, etc.)

Among the local taxes in the following page, the tax items marked in gray  are the metropolitan taxes. Some of the municipal taxes are treated as metropolitan taxes in the 23 special wards.

This is because the Metropolitan Government is responsible for the administration of fire-fighting as well as water supply and sewage service in the 23 special wards, which are usually handled by municipal governments, and a special measure is taken to appropriate the necessary funds to these services. In addition, 56% of revenues from three types of taxes: (1) an amount equivalent to corporate city, town and village inhabitant tax; (2) fixed assets tax; and (3) special land possession tax* in addition to an amount allocated from the business tax on corporations and the special grant for fixed assets tax reduction compensation are distributed among the 23 special wards to finance their source of revenues.

* Special land possession tax has been suspended since FY2003 (H15).

Systems of Taxation and Tax Payment

The methods to impose metropolitan taxes and to pay them are classified into the following four types. Even the same tax, for instance inhabitant tax on individuals, can be handled in a different way.

Type	Method	Taxes to be paid by this method
Payment by declaration	Each taxpayer calculates, declares and pays the tax amount.	Prefectural inhabitant tax on corporations /business tax* ¹ * ² on corporations, motor vehicle tax (environmental performance excise), gas oil delivery tax (for taxpayer's own consumption), establishment tax, prefectural tobacco tax, local government consumption tax* ³ and special land possession tax* ⁴
Special collection (payment by declaration)	The agents who are obligated to receive the tax from taxpayer on behalf of the Metropolitan Government (special collecting agent) receive the tax together with the sales proceeds, etc. and then, declare and pay the tax.	Inhabitant tax on individuals (salaried workers, etc.)* ⁵ , metropolitan inhabitant tax on interest income, dividend income or capital gain from stocks, etc., golf course utilization tax, gas oil delivery tax (for delivery to wholesaler or exclusive agent) and accommodation tax
Ordinary collection	The head of competent Metropolitan Taxation Office or the like determines the tax amount based on the method stipulated in the laws or ordinances, sends to the pertinent taxpayer a Tax Notice stating the tax amount, the due date and place to pay the tax, etc. Based on this notice, the taxpayer pays the tax accordingly.	Inhabitant tax on individuals (individual business operators, etc.)* ⁵ , business tax on individuals, real estate acquisition tax, motor vehicle tax (category base) (if annually imposed), fixed assets tax, city planning tax and mine lot tax
Collection by certification stamps	Payment is made either by sticking a certification stamp on the tax form, etc. or in cash in lieu of a certification stamp.	Hunting tax, motor vehicle tax (category base) (on a monthly pro rata basis (for newly registered automobiles))

*1 Returns for special corporate enterprise tax must be filed together with the returns for business tax on corporations for business accounting years starting on or after October 1, 2019 (R1).

*2 Returns for local corporation special tax must be filed together with the returns for business tax on corporations for business accounting years starting on or before September 30, 2019 (R1).

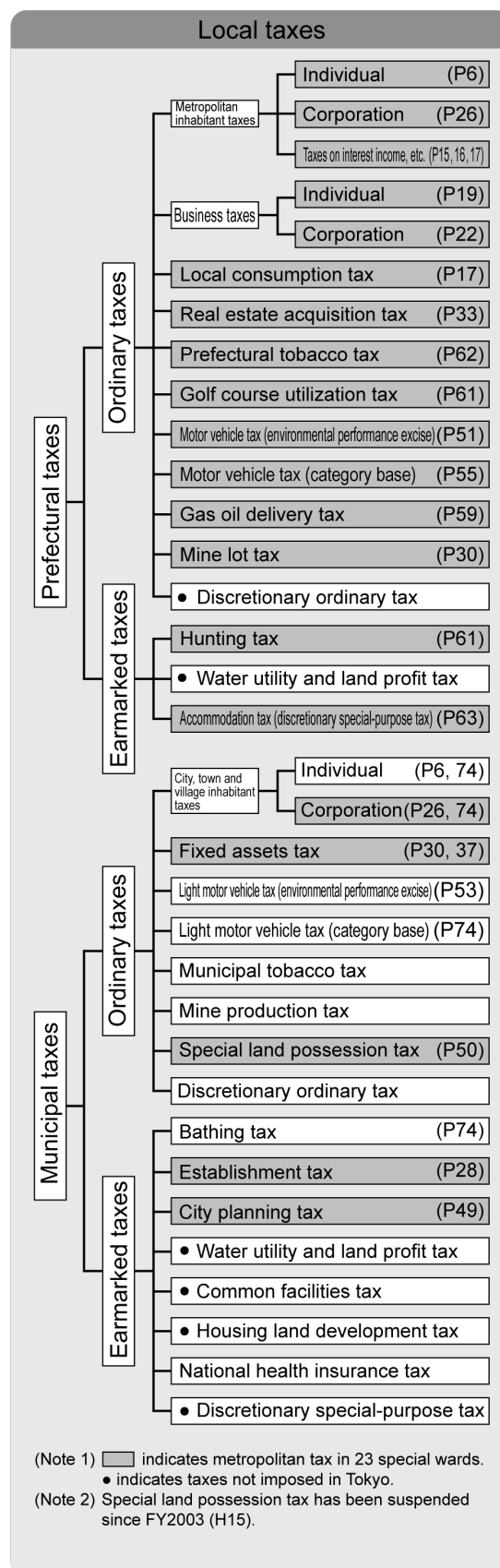
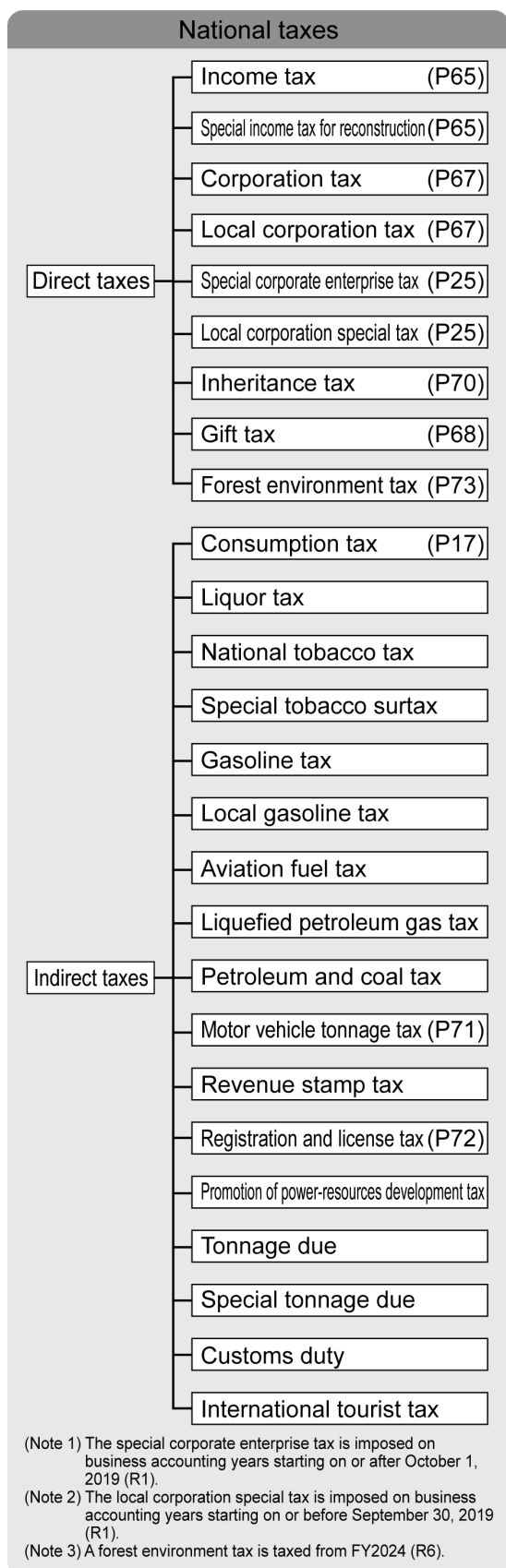
*3 Returns for local government consumption tax must be filed together with consumption tax returns.

*4 Special land possession tax has been suspended since FY2003 (H15).

*5 Inhabitant tax on individuals is imposed and collected by the municipality together with metropolitan inhabitant tax and municipal inhabitant tax.

● Types of Taxes

(As of April 1, 2025 (R7))



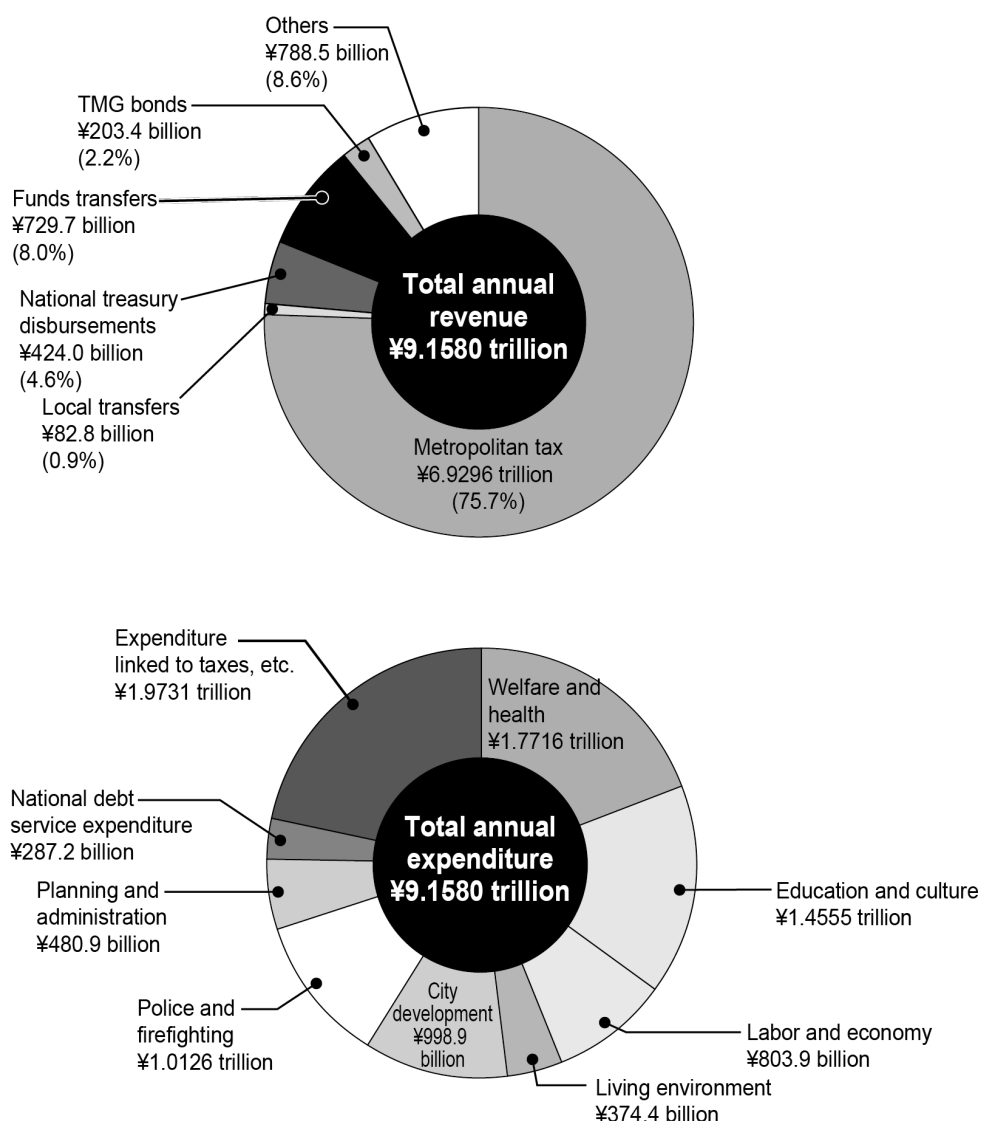
Our Taxes and Their Use

The Metropolitan Tax to Support the Metropolitan Government

The Tokyo Metropolitan Government is steadily taking a variety of measures to create a future for Tokyo which will allow each and every person to be active by striving to realize a sustainable city that balances “maturity” with “ongoing growth” under the increasingly uncertain social conditions. These efforts are supported by national treasury disbursements and municipal bonds as well as contributions from Tokyo taxpayers.

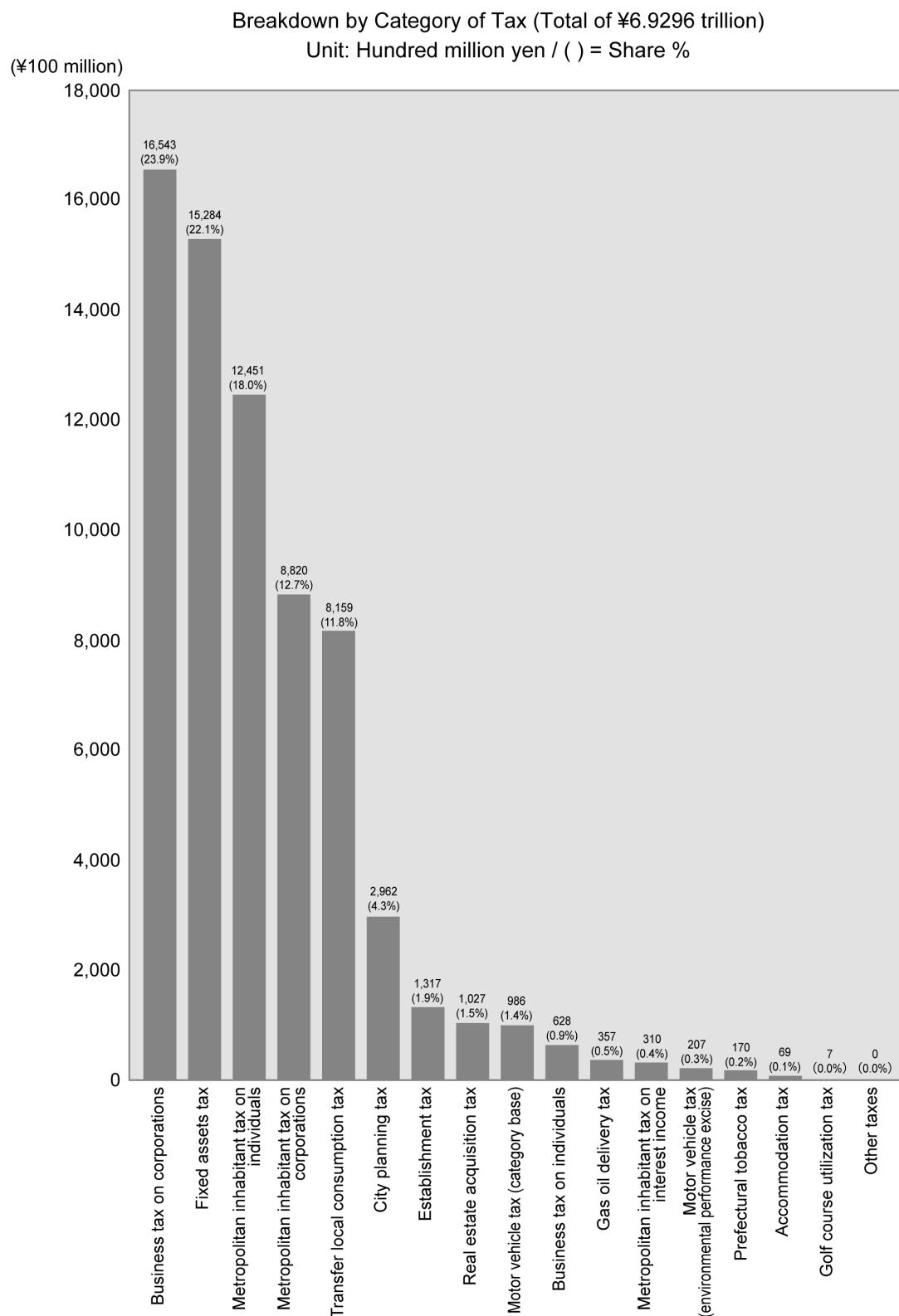
Among the Metropolitan Government’s general accounting budget for FY2024 (R6) of ¥9.1580 trillion, 75.7%—or ¥6.9296 trillion—is occupied by metropolitan tax.

● Breakdown of FY2025 (R7) General Accounting Budget



(Note) Because the amounts and shares indicated in each of the categories are rounded, their total may differ from the grand total.

● Expected Metropolitan Tax Revenues for FY2025 (R7) (Original Budget)



(Note) Because the amounts and shares indicated in each of the categories are rounded, their total may differ from the grand total.

Taxes Related to Life

Metropolitan, Ward and Municipal Inhabitant Tax on Individuals

Metropolitan inhabitant tax, ward and municipal inhabitant tax on individuals are generally referred to as “inhabitant tax on individuals”. The purpose of these taxes is for residents to widely share the costs necessary for the administrative services that are closely related to their lives and provided by the metropolitan and other municipal governments in accordance with the ability of the residents (tax bearing capacity).

Inhabitant tax on individuals comprises a “per income levy” which is imposed in proportion to the income of the previous year and a “per capita levy” imposed as a fixed amount irrespective of income. Residents living in Tokyo as of January 1 are subject to a per income levy and per capita levy, which are imposed and collected by municipalities with metropolitan, ward and municipal inhabitant taxes. Only a per capita levy is imposed on individuals with an office and/or house and land in the metropolitan area but no address in the municipality where it is located.

In addition, the metropolitan inhabitant tax imposed on individuals includes a “levy on interest income”, “levy on dividend income” and “levy on capital gain from shares, etc.” (See Pages 15-17 for details.)

[Taxpayers]			
Category	Per Income Levy	Per Capita Levy	
Individuals living in Tokyo as of January 1	○	○	
Individuals who have an office and/or house and land as of January 1 (including renters but excluding those leasing to others) and who do not have an address in the municipality where it is located.	×	○	
	○...Taxable	×...Non-taxable	

[Tax payment]			
(1) Per income levy	+	(2) Per capita levy	= Tax amount for the year

(1) Per income levy

Total income amount + forestry income amount + retirement income amount Income amount to which the separate income tax is applied	-	Income deduction *1	×	Tax rate (10%*2) Tax rate (See Page 8.)	-	Tax deduction
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*1 Deduction is made from the amount of total income, the income to which separate income tax is applied and forestry and retirement income in order.
*2 Tax rate

Metropolitan inhabitant tax	Ward and municipal inhabitant tax
4%	6%

(Note 1) See Page 13 on the retirement income to which separate income tax is applied.
(Note 2) Each income amount is the amount for which the carry-over loss has been deducted.
(Note 3) See Page 7 on the income amount, Page 10 on the income deduction and Page 11 on the tax deduction respectively.

(2) Tax amount of per capita levy*

Metropolitan inhabitant tax (¥1,000)	+	Ward and municipal inhabitant tax (¥3,000)
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* A forest environmental tax consisting of an annual amount of ¥1,000 per person is imposed as a national tax by municipalities together with the inhabitant tax on individuals (per capita levy). For further details, see Page 73.

[Due date and procedures for tax payment]

- ▶ Salaried workers: By special collection from your salary every month over the period of June to May of the following year (see Page 7).
- ▶ Public pension recipients (aged 65 or above): By special collection from your pension payment.
- ▶ Individuals other than the above: A Tax Notice will be sent to you from your municipality. The tax is paid in a series of installments (four times a year) (see Page 104).

● Filing for Inhabitant Tax on Individuals Return

Your income earned in the previous year (January 1 until December 31) shall be declared by March 15, at your local municipality office where you reside as of January 1. Following individuals, however, do not need to declare the income.

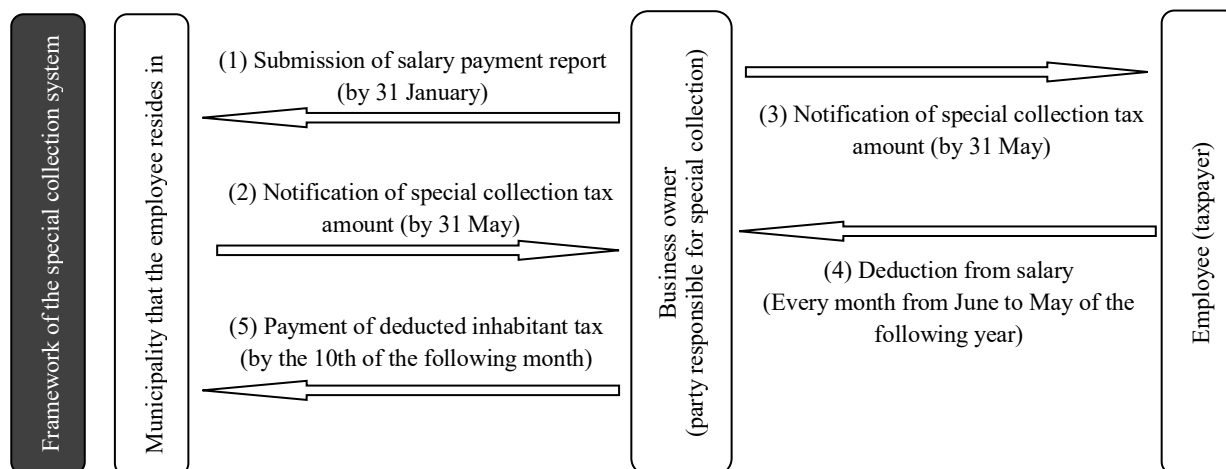
- Those whose income is only either employment income, income from public pension, etc. and who have submitted a report of payment to the municipality in which they are residing
- Those who have filed a final income tax return (It is considered that a tax return for the inhabitant tax on individuals has also been submitted.)

<System that does not require the submission of final returns for public pension, etc., and inhabitant tax>

Income tax	Inhabitant tax
Those whose total income from public pension, etc. falls ¥4,000,000 or less, and whose other income falls ¥200,000 or less, do not have to file their final income tax returns. However, final return filing is necessary in order to receive income tax refunds.	Of those who did not file their final returns based on the system that does not require the submission of final returns, described on the left, those who fall under the following categories are required to submit returns for inhabitant tax. (1) Those who receive incomes other than public pension, etc. (2) Those who wish to receive deductions for medical expenses, deductions for casualty loss, etc.

Special Collection of Individual Inhabitant Tax from the Salary

Special collection of individual inhabitant tax from the salary, similar to income tax that is withheld at the source, refers to a system whereby the business owner (payer of salary) deducts the employee's (taxpayer's) individual inhabitant tax from the employee's monthly salary, and pays the tax on behalf of the employee. Individual inhabitant tax is paid to the municipality that the employee resides in. Regardless of whether it is a corporation or an individual, the business owner (payer of salary), as the party responsible for special collection, is required to collect individual inhabitant tax from all employees.



* If the business employs less than 10 people, the due date for tax payment can be changed to twice a year from 12 times a year by submitting an application to the municipality that the employee resides in and getting an approval (special provision on due date).

○ Declaration to Promote Special Collection throughout Tokyo

– Special Collection of Inhabitant Tax from the Salary –

All 62 municipalities in Tokyo are designating all business owners as parties responsible for special tax collection in principle.



Taxable Income

Taxable income is a total income for the previous year minus necessary expenses.

Categories of income are as follows.

Zeikirin, PR character for individual inhabitant tax

(1) Income Included in the Total Income Amount

Type of income		Calculation of income (Overview)		Remarks
Interest income*1	Interest income from deposits and savings put in banks abroad, etc.	(Income)		
Dividend income*2	Dividend on shares and investment in capital, etc.	(Income) – (Interest on debt to acquire shares, etc.)		
Real estate income	Rent for land and houses, etc.	(Total income) – (Necessary expenses)		
Business income	Income earned from commercial and agricultural business, etc.	(Total income) – (Necessary expenses)		
Employment income	Salaries of salaried workers, etc.	(Income) – (Deduction for employment income)		See Page 8 for deduction for employment income.
Capital gains on transfer*3	Income from the asset transfer except real estate, shares, etc.	(Total income) – (Acquisition expenses + Transfer expenses) – (Special deduction)		Half of long-term capital gains are taxable.
Occasional income	Prize money, i.e. won at the quiz, etc.	(Total income) – (Expenses incurred) – (Special deduction)		Half of the income is taxable.
Miscellaneous income	Income that cannot be classified into other income categories (public pension, etc.)	Public pension (Annual amount of public pension, etc.) – (Deduction amount for public pension, etc.)		See Page 8 for public pension deductions.
		Others (Total income) – (Necessary expenses)		

*1 In principle, the interest income is not included in the total income amount and need not be declared for special tax collection as an inhabitant levy on interest income (see Page 15) or an inhabitant levy on dividend income (see Page 16). However, interest on debentures, underlying the judgement as the family corporation to be received by shareholders (individuals), etc., together with interest on debentures, underlying the judgement as the family corporation to be received by individuals and their families, etc. who maintain special relationships with the corporations that are shareholders, is included in the total income and must be declared based on the general levy of inhabitant tax.

*2 Dividends such as listed shares for specially collected tax on dividends (see Page 16) of the dividend income need not be declared in principle and the total income amount is not included. However, there is scope to declare as consolidated taxation and have it included in the total income amount (certain types of income are ineligible for consolidated taxation). In this case, the tax amount on the dividend income declared is subject to the tax deduction (see (5) on Page 12) and can be declared as separate income tax (see Page 8).

In addition, the dividends, etc. from unlisted shares, and dividends received by major shareholders that hold 3% or more of the overall shares, etc. (for dividends, etc. which should be paid on or after October 1, 2023 (R5), this shall be the total of the shares, etc. owned by the persons who will receive the payments and the shares, etc. owned by the family businesses), must be declared as inhabitant tax of the consolidated taxation and is thus included in the total income amount.

*3 Income from the transfer of the real estate, shares, etc. is subject to separate taxation (see Page 8).

● Calculating the Employment Income Deduction (Calculation Table)

Annual salary, etc.	Deduction from annual salary
¥1,625,000 or less	¥550,000*
Over ¥1,625,000 and up to ¥1,800,000	Annual income $\times$ 40% – ¥100,000
Over ¥1,800,000 and up to ¥3,600,000	Annual income $\times$ 30% + ¥80,000
Over ¥3,600,000 and up to ¥6,600,000	Annual income $\times$ 20% + ¥440,000
Over ¥6,600,000 and up to ¥8,500,000	Annual income $\times$ 10% + ¥1,100,000
Over ¥8,500,000	¥1,950,000

* Revision of the Employment Income Deduction

In the employment income deduction, the minimum guaranteed amount of ¥550,000 will be raised to ¥650,000.

Regarding the 2025 (R7) portion of income, this shall be applied from the FY2026 (R8) portion of inhabitant tax on individuals.

(Note 1) In fact, the amount after the income deduction is calculated according to the appended table 5 of the income tax act in the event of for income under ¥6,600,000.

(Note 2) An income amount adjustment deduction shall be applied to employment income when the following items apply.

● Income Amount Adjustment Deduction

	Applicable persons	Deduction from employment income
1	Those whose annual salary, etc. exceeds ¥8,500,000 and any of the following items apply. (a) Where the principal has a severe disability (b) Where the principal has a dependent under the age of 23 (c) Where the principal has a spouse and/or other dependents sharing the same household income who has a severe disability	(Annual salary, etc. – ¥8,500,000) $\times$ 10% * When the annual salary, etc. exceeds ¥10,000,000, the amount after deducting ¥8,500,000 from ¥10,000,000 shall be multiplied by 10%.
2	Salaried workers who receive an amount of salary, etc. after employment income deduction (A) and amount of miscellaneous income pertaining to income from public pension, etc. (B), when the total of these amounts exceeds ¥100,000.	(A + B) – ¥100,000 * A maximum of ¥100,000 is deducted from the employment income.

● Calculating the Public Pension Plan Deduction (Calculation Table)

Individuals under the age of 65

Income from public pension, etc.	Total income amount from income other than miscellaneous income pertaining to public pension, etc.		
	¥10,000,000 or less	Over ¥10,000,000 and up to ¥20,000,000	Over ¥20,000,000
Less than ¥1,300,000	¥600,000	¥500,000	¥400,000
¥1,300,000 or more and less than ¥4,100,000	Income from public pension, etc. $\times$ 25% + ¥275,000	Income from public pension, etc. $\times$ 25% + ¥175,000	Income from public pension, etc. $\times$ 25% + ¥75,000
¥4,100,000 or more and less than ¥7,700,000	Income from public pension, etc. $\times$ 15% + ¥685,000	Income from public pension, etc. $\times$ 15% + ¥585,000	Income from public pension, etc. $\times$ 15% + ¥485,000
¥7,700,000 or more and less than ¥10,000,000	Income from public pension, etc. $\times$ 5% + ¥1,455,000	Income from public pension, etc. $\times$ 5% + ¥1,355,000	Income from public pension, etc. $\times$ 5% + ¥1,255,000
¥10,000,000 or more	¥1,955,000	¥1,855,000	¥1,755,000

Individuals aged 65 and up

Income from public pension, etc.	Total income amount from income other than miscellaneous income pertaining to public pension, etc.		
	¥10,000,000 or less	Over ¥10,000,000 and up to ¥20,000,000	Over ¥20,000,000
Less than ¥3,300,000	¥1,100,000	¥1,000,000	¥900,000
¥3,300,000 or more and less than ¥4,100,000	Income from public pension, etc. $\times$ 25% + ¥275,000	Income from public pension, etc. $\times$ 25% + ¥175,000	Income from public pension, etc. $\times$ 25% + ¥75,000
¥4,100,000 or more and less than ¥7,700,000	Income from public pension, etc. $\times$ 15% + ¥685,000	Income from public pension, etc. $\times$ 15% + ¥585,000	Income from public pension, etc. $\times$ 15% + ¥485,000
¥7,700,000 or more and less than ¥10,000,000	Income from public pension, etc. $\times$ 5% + ¥1,455,000	Income from public pension, etc. $\times$ 5% + ¥1,355,000	Income from public pension, etc. $\times$ 5% + ¥1,255,000
¥10,000,000 or more	¥1,955,000	¥1,855,000	¥1,755,000

(Note 1) Public pension, etc. includes national pension, employees' pension, mutual aid pension, governmental pension, approved retirement annuity, defined contribution pension, etc.

(Note 2) Taxpayer's age is based on the one as of December 31 of the previous year.

(2) Other Income

Type of income		Calculation of income (Overview)		Remarks
Forestry income		(Total income) – (Necessary expenses) – (Special deduction)		
Retirement income*1		{(Income) – (Retirement income deduction)} $\times$ 1/2		See Page 13 for details.
Separate taxation (aggregation of profit and loss*2 is not acceptable)	Income from the transfer of land, buildings, etc.	(Total income) – (Acquisition expenses + Transfer expenses) – (Special deduction)		See Pages 13 and 14 for details.
	Income from the transfer of shares, etc.*3*4	(Total income) – (Acquisition costs + Miscellaneous expenses, etc.)		Tax rate 5% (ward and municipal inhabitant tax 3%, metropolitan inhabitant tax 2%)
	Miscellaneous income, etc. from forward dealings	(Net profit)		Tax rate 5% (ward and municipal inhabitant tax 3%, metropolitan inhabitant tax 2%)
	Interest/dividend income from listed shares, etc.*3*4	Interest income ... (Income) Dividend income (Income) – (Interest of debt to acquire shares, etc.)		Tax rate 5% (ward and municipal inhabitant tax 3%, metropolitan inhabitant tax 2%)

*1 Retirement income is stipulated, in principle separated from other incomes, to be subject to the current year separate income taxation which is imposed in the accrual year of income from the retirement (see Page 13).

*2 Aggregation of profit and loss means calculation of the income amount by aggregating negative and positive income according to a certain rule in the event of where paper loss applies to several types of income amount. Incomes except for separate income taxation are aggregated.

*3 The special collection of metropolitan inhabitant tax on income from the transfer of shares, etc. (see Page 17) is imposed on income from the transfer of listed shares, etc. remitted to the withholding selection account, included in the income from the transfer from shares, etc. Moreover, the special collection of metropolitan inhabitant tax on dividends (see Page 16) is imposed on income from the interest/dividend of listed shares, etc. Accordingly, these incomes are not subject to inhabitant tax per income in principle and need not be declared. However, they can be declared as separate income taxation and included in the tax per income. In this case, the tax on the declared income from the transfer / dividend of shares is subject to tax deduction (see (5) on Page 12).

*4 On listed shares, etc., where a transfer loss occurs, the aggregation of profit and loss can be done between interest/dividend and transfer incomes.

*5 See Page 16 for the abstract context of the listed shares, etc.

Exemption from Taxation

[The cases where both per income levy and per capita levy are tax-exempt]

- (1) Those who receive public aid and livelihood assistance
- (2) Persons with disabilities, minors, widows, or single parents whose total annual income in the previous year*¹ was not more than ¥1,350,000 (less than ¥2,044,000 for employment income recipients)
- (3) Those whose total annual income in the previous year was not more than the amount established by ordinances by municipalities.

(A) When the principal has a spouse and/or other dependents sharing the same household income:

$$\boxed{¥350,000} \times \boxed{(\text{Total number of principal and spouse, and/or other dependents sharing the same household income})} + \boxed{¥310,000} \text{ or less}$$

(B) When the principal does not have a spouse and/or other dependents sharing the same household income: $\boxed{¥450,000}$ or less

(Note) For individuals that fall under (2) or (3), the per income levy is taxed separately on retirement income.

The formula described above is the case for residents in the 23 special wards. For those residing outside the 23 wards of the Tokyo Metropolitan area, the total annual income amount at which the per capita levy becomes non-taxable may differ depending on the municipality of residence. For details, please contact the municipality where you reside.

[The case where the per income levy is tax-exempt]

Taxpayers whose total net income for the previous year*² is less than the following amount are qualified for tax-exempt.

(A) When the principal has a spouse and/or other dependents sharing the same household income:

$$\boxed{¥350,000} \times \boxed{(\text{Total number of principal and spouse, and/or other dependents sharing the same household income})} + \boxed{¥420,000} \text{ or less}$$

(B) When the principal does not have a spouse and/or other dependents sharing the same household income: $\boxed{¥450,000}$ or less

(Note) Per income levy is taxed separately on retirement income.

*1 This amount is the income prior to subtraction of a loss carryover deduction.

*2 This amount is the income subsequent to subtraction of a loss carry-over deduction.

Part-time Income

The income earned through part-time work is treated as income from salary, and the inhabitant tax is treated as shown in the following table.

The table below is applicable in the case of a resident of one of the 23 wards of the Tokyo Metropolitan area who has no dependents.

Annual income from part-time work	Will tax be levied or not?		
	Inhabitant tax		Income tax (Reference)
	Per income levy	Per capita levy	
¥1,000,000 or less	Not taxed	Not taxed	Not taxed
Over ¥1,000,000 and up to ¥1,030,000	Taxed	Taxed	Not taxed
Over ¥1,030,000	Taxed	Taxed	Taxed

(Note 1) For those who reside outside the 23 wards of the Tokyo Metropolitan area, the amount of income for which per income levy is not taxable varies depending on the municipality of residence (applicable to annual incomes of ¥930,000, ¥965,000, or ¥1,000,000). For details, please contact the municipality where you reside.

(Note 2) Following the revisions made to the employment income deductions for inhabitant tax and income tax and the basic deductions for income tax, the annual income criteria in the table will be raised from the FY2026 (R8) portion of inhabitant tax and the 2025 (R7) portion of income tax.

Deductions from Income

Some deductions can be made from your income in calculating your inhabitant tax as listed below. This system aims to take individual taxpayer's circumstances into consideration in levying the tax, including the number of dependents as well as expenses incurred due to illness and/or disaster.

Category	Deduction from income on inhabitant tax for FY2025 (R7)	(Reference) Deduction from income on income tax for 2024 (R6)
Deduction for casualty losses	Of the amounts (1) and (2), the larger one is subject for deduction: (1) (Losses (excluding compensation for insurance benefits, etc.)) – (Total net income, etc.) × 10% (2) (Expenses related to disasters) – ¥50,000	Same as the left (Note) The deduction may differ depending on the total net income and other factors
Deduction for medical expenses	(Medical expenses (excluding compensation for insurance benefits, etc.) in 2024 (R6)) – $\frac{(\text{Total net income}) \times 5\%}{(\text{Not exceeding } ¥100,000)}$ Maximum amount of deduction is ¥2,000,000. [Exception for medical expenses deduction*1] (Purchase costs for certain non-prescription OTC medicines (excluding compensation for insurance benefits, etc.) in 2024 (R6)) – ¥12,000 Maximum amount of deduction is ¥88,000.	Same as the left (Note) The deduction may differ depending on the total net income and other factors. (Calculation based on the amount of medical expenses, etc. paid in 2024 (R6))
Deduction for social insurance premiums	Amount paid in 2024 (R6)	Amount paid in 2024 (R6)
Deduction for small enterprise mutual aid premiums	Amount paid in 2024 (R6)	Amount paid in 2024 (R6)
Deduction for life insurance premiums	(1) General life insurance premiums ... (Enrollment in or before 2011 (H23)) up to ¥35,000 ... (Enrollment in or after 2012 (H24)) up to ¥28,000 (2) Nursing care insurance premiums ... (Enrollment in or after 2012 (H24)) up to ¥28,000 (3) Personal pension insurance premiums ... (Enrollment in or before 2011 (H23)) up to ¥35,000 ... (Enrollment in or after 2012 (H24)) up to ¥28,000 (1) + (2) + (3) Deduction total up to ¥70,000	(Enrollment in or before 2011 (H23)) ... up to ¥50,000 (Enrollment in or after 2012 (H24)) up to ¥40,000 (Enrollment in or after 2012 (H24)) up to ¥40,000 (Enrollment in or before 2011 (H23)) ... up to ¥50,000 (Enrollment in or after 2012 (H24)) up to ¥40,000 (1) + (2) + (3) Deduction total up to ¥120,000
Deduction for earthquake insurance premiums	Earthquake insurance premiums up to ¥25,000 As a transitional measure, the original deduction for casualty insurance premiums shall apply to insurance premiums paid for long-term casualty insurance contracts entered into by the end of 2006 (H18) up to ¥10,000 When the earthquake insurance premium deduction and transitional measure are both used up to ¥25,000	 up to ¥50,000 As a transitional measure, the original deduction for casualty insurance premiums shall apply to insurance premiums paid for long-term casualty insurance contracts entered into by the end of 2006 (H18) up to ¥15,000 When the earthquake insurance premium deduction and transitional measure are both used up to ¥50,000
Deduction for persons with disabilities	Principal, spouse and dependents sharing the same household income (per capita) ¥260,000 (When the principal is a person with a severe disability ¥300,000) (When the spouse or other dependent sharing the same household income is a person with a severe disability living together with the principal ¥530,000)	 ¥270,000 (..... ¥400,000) (..... ¥750,000)
Deduction for widows*2	When the principal is a widow ¥260,000	 ¥270,000
Deduction for single parents*2	When the principal is a single parent ¥300,000	 ¥350,000
Deduction for working students*2	When the principal is a working student ¥260,000	 ¥270,000
Deduction for spouses*2	 up to ¥330,000 Elderly spouse over 70 years old up to ¥380,000	 up to ¥380,000 up to ¥480,000
Special deduction for spouses*2	 up to ¥330,000	 up to ¥380,000

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Category	Deduction from income on inhabitant tax for FY2025 (R7)	(Reference) Deduction from income on income tax for 2024 (R6)
Deduction for dependents*2	General dependent (over 16 and under 19 years old) ¥330,000	¥380,000
	Specified dependent (over 19 and under 23 years old) ¥450,000	¥630,000
	General dependent (over 23 and under 70 years old) ¥330,000	¥380,000
	Elderly dependent (over 70 years old) ¥380,000	¥480,000
	Elderly parents of the principal or spouse living together with the principal (over 70 years old) ¥450,000	¥580,000
Basic deduction*2	 up to ¥430,000	 up to ¥480,000

*1 If you receive an exception for the medical expenses deduction, you are not eligible to receive the usual medical expenses deduction.

*2 There are certain income requirements that apply to the deductions for widows down to the basic deductions.

Tax Deduction

The tax credit is the amount of deduction in the tax amount after calculation. The credit for inhabitant tax includes the following:

(1) Tax Deduction for Dividend

For a certain dividend income on which consolidated taxation is imposed, the amount calculated by multiplying the income amount by a certain percentage can be deducted.

(2) Deduction for Foreign Taxes

For income, which was earned in a foreign country and on which the taxes, which are equivalent to income tax and inhabitant tax in such country, have been already imposed in that country, the amount calculated by a specified method can be deducted.

(3) Tax Deduction for Donation

Donation exceeding ¥2,000 to a local government or certain organizations can be deducted from inhabitant tax on individuals.

Type of donation	Tax credit for donation
(1) Donation to local government (Hometown tax payment donation)*1*2	Standard deduction (10%) + Special deduction
(2) Donation to Community Chest of Tokyo and Japan Red Cross (Tokyo)	Standard deduction (10%)
(3) Donation designated by the ordinance of the prefectural government*3	Standard deduction (4% for metropolitan inhabitant tax)
(4) Donation designated by the ordinance of the municipal government*4	Standard deduction (6% of ward and municipal inhabitant tax)
(5) Donation designated by the ordinance of the prefectural and municipal government*3*4	Standard deduction (4% of metropolitan inhabitant tax + 6% of ward and municipal inhabitant tax)

*1 According to the FY2019 (R1) taxation system reforms, a system has been established in which the Minister of Internal Affairs and Communications designates local governments that comply with the standards as subjects for hometown tax payment donation (special deduction), which will apply to donations made on or after June 1, 2019 (R1). (This designation is made according to requests submitted by local governments.)

*2 Donations made to the Tokyo Metropolitan Government on or after June 1, 2019 (R1) will not be applicable to the hometown tax payment donation (special deduction). Note that the donations concerned will continue to be subject to the standard deduction. For other local governments, please contact each municipality.

*3 Of the donations eligible for deduction from income tax, the Tokyo Metropolitan Government has designated donations to public-interest corporations, school corporations, social welfare corporations, authorized NPOs, etc. having their principal offices or business establishments in Tokyo.

*4 For details of donations designated by the ordinance of municipal governments, please contact the municipality where you reside.

[Methods of calculation]

1. Standard deduction (Used for all applicable donations)

Metropolitan inhabitant tax: (The lower amount of either A or B – ¥2,000) × 4%

Ward and municipal inhabitant tax: (The lower amount of either A or B – ¥2,000) × 6%

A: Total amount of applicable donations

B: 30% of total net income, etc.

2. Special deduction (Used only for hometown tax payment donation)

With regard to hometown tax payment donation, the following amount is added to the amount of standard deduction obtained in 1. above. However, it is capped at 20% of the amount of per income levy of inhabitant tax on individuals (amount after deduction of adjustment deduction).

Metropolitan inhabitant tax:

(Total amount of hometown tax payment donation – ¥2,000) × (90% – Income tax rate* × 1.021) × 2/5

Ward and municipal inhabitant tax:

(Total amount of hometown tax payment donation – ¥2,000) × (90% – Income tax rate* × 1.021) × 3/5

* Income tax rate is the tax rate applied in Page 65.

[Methods of declaration]

To be eligible for tax credit for donations, fill in the necessary fields under “Items pertaining to inhabitant tax and business tax” in Table 2 of the final income tax return form, attach your receipts, and file the return at the taxation office. (Those who are only subject to inhabitant tax on individuals and not subject to income tax should file inhabitant tax returns at the municipality of residence.)

Starting from April 2015 (H27), when individuals receiving salary who are not required to file final tax returns make hometown tax payment donations, a system has been introduced to request the municipality receiving the donation to apply for the deduction on behalf of the individual, in order to receive a deduction without having to file a final return. (“Hometown Tax Payment Donation One-stop Special System”*)

However, even though people apply a one-stop exception, this system does not apply under circumstances where donations are made to more than five municipalities or declaration for other deductions are made, in which case a final tax return for tax deduction by donations must be filed.

* Donations to the Tokyo Metropolitan Government on or after June 1, 2019 (R1) are not subject to the “Hometown Tax Payment Donation One-stop Special System” because they are outside the scope of the “Hometown Tax Payment Donation” (special deduction). For other local governments, please contact each municipality.

For more details about tax deduction by donations of inhabitant tax on individuals, please see the Tokyo Metropolitan Government Bureau of Taxation website.

(4) Adjustment Deduction

The amount calculated by applying the following formula is reduced from the per income levy in order to adjust the increase in burden on taxpayers deriving from the difference in personal exemptions of income tax and inhabitant tax in connection with the transfer of taxation resources in FY2007 (H19).

① When the total taxable income subject to inhabitant tax on individuals is ¥2,000,000 or less

5% (2% metropolitan inhabitant tax and 3% ward and municipal inhabitant tax) of the smaller amount of either (A) or (B) is deducted.

(A) Total difference in personal exemptions*

* The personal exemption refers to the difference in the exemptions of income tax and inhabitant tax such as the deductions for persons with disabilities, widows, single parents, working students and spouses as well as the special deduction for spouses, the deduction for dependents and the basic deduction.

(B) Total taxable income subject to inhabitant tax on individuals

② When the total taxable income subject to inhabitant tax on individuals exceeds ¥2,000,000 and ¥25,000,000 or less

Deduction of $5\% \text{ (Metropolitan inhabitant tax 2\% and ward and municipal inhabitant tax 3\%)} \text{ of } \{ \text{Total differences in personal exemptions} - (\text{Total taxable income subject to inhabitant tax on individuals} - ¥2,000,000) \}$

* When the amount is less than ¥2,500, then ¥2,500 is deducted (¥1,000 for the metropolitan inhabitant tax and ¥1,500 for the ward and municipal inhabitant tax).

(5) Deduction of Metropolitan Inhabitant Tax on Dividends and Metropolitan Inhabitant Tax on Capital Gain from Shares, etc.

When income is declared on which metropolitan inhabitant tax on dividend income (see Page 16) or metropolitan inhabitant tax on capital gain from shares, etc. (see Page 17) is imposed, such income is imposed as per income levy and the tax on dividends or tax on share-derived capital gains, etc. collected earlier by special collection is deducted from the amount of per income levy. If such amount exceeds the amount that can be fully deducted, the portion exceeding deduction is appropriated to the per capita levy or refunded.

Special housing loan deduction on inhabitant tax on individuals

Those who took up or will take up residence between 2009 (H21) and the end of December 2025 (R7), and who have a housing loan deduction that cannot be fully deducted on income tax, are eligible for deduction of the undeducted portion on the inhabitant tax (per income levy) for the next fiscal year.

Eligible persons: Among those who took up or will take up residence any time between 2009 (H21) and the end of December 2025 (R7) and receive housing loan deduction on income tax, and who have a housing loan deduction that cannot be fully deducted on income tax

Deduction amount: The smaller amount of the following is applied:

① The amount of undeducted portion of the previous year's possible income tax deduction for housing loan

② Previous year's total net income subject to income tax, etc. $\times 5\%$ (up to ¥97,500)*

* If residency began in the period from April 1, 2014 (H26) to December 31, 2021 (R3) (until December 31, 2022 (R4) when certain conditions have been satisfied), then the amount is obtained by multiplying the previous year's total net income amount subject to income tax, etc. by 7% (up to ¥136,500).

(Note 1) In order to receive this deduction, it is necessary to receive the income tax housing loan deduction via final tax return or year-end adjustment. However, there is no need to make a special declaration to the municipality only for this deduction.

(Note 2) For newly constructed housing which received confirmation of construction on or after January, 2024 (R6), housing that does not satisfy the energy-saving standards shall not receive the housing loan deduction.

Tax on Retirement Income

Retirement income, including retirement allowances, is taxed separately from other types of income. Generally, income tax and special income tax for reconstruction, together with inhabitant tax are subject to special collection at the time of receiving payment of retirement allowance.

(1) Calculation of Tax Amount

$$\left(\begin{array}{c} \text{(Amount of} \\ \text{retirement} \\ \text{allowance)} \end{array} - \begin{array}{c} \text{(Deduction for} \\ \text{retirement income)} \end{array} \right) \times \frac{1}{2} \times \begin{array}{c} *1*2 \\ \text{Tax rate for per income levy} \\ \text{(Metropolitan inhabitant tax 4\%, Ward and} \\ \text{Municipal inhabitant tax 6\%)} \end{array}$$

(2) Deduction Amount for Retirement Income

Years of service*3	Deduction
20 years or less	¥400,000 × years of service (¥800,000 when the deduction amount is less than ¥800,000)
Over 20 years	¥8,000,000 + ¥700,000 × (years of service – 20 years)

*1 Not applicable to retirement allowance for executives, etc. who have served for 5 years or less.

*2 From January 1, 2022 (R4), regarding the retirement allowance other than for executives, etc. who have served for 5 years or less, this shall not apply to the portion exceeding ¥3,000,000 of the amount remaining after the retirement income deduction has been deducted from the retirement allowance, etc. amount.

*3 The years of service are rounded up (even if the fraction is only a day) in the calculation.

[Example]

The case where a worker living in one of the 23 special wards retires during 2025 (R7) after a period of 30 years employment and receives a retirement allowance of ¥16,000,000:

○ Deduction = ¥8,000,000 + ¥700,000 × (30 years – 20 years) = ¥15,000,000

○ Retirement allowance after deducting the deduction amount for retirement income = ¥16,000,000 – ¥15,000,000 = ¥1,000,000

○ Tax amount =

Metropolitan inhabitant tax: ¥1,000,000 × 1/2 × 4% = ¥20,000 (rounding down amounts less than ¥100) } Total = ¥50,000
Ward inhabitant tax: ¥1,000,000 × 1/2 × 6% = ¥30,000 (rounding down amounts less than ¥100)

■ When the Taxpayer Retires in the Middle of the Year

The taxpayer will receive a Tax Notice from the municipal government office for the portion of the taxpayer's inhabitant tax that, due to retirement, can no longer be deducted from his or her monthly pay by special collection. However, the taxpayer has inhabitant tax by special collection imposed in the following cases:

- (1) When the taxpayer finds employment with another company and requests continued special collection
- (2) When the taxpayer retires during the period between June 1 and December 31 and requests that the remaining tax will be withheld in a lump sum from their retirement allowance, etc. by special collection
- (3) When the taxpayer retires between January 1 and April 30 of the following year, and the retirement allowance to be paid by May 31 exceeds the outstanding tax amount (excluding when (1) is applicable)

Capital Gains on Real Estate

In principle, capital gains are income earned by transferring assets such as real estate, machinery and equipment. Capital gains are aggregated with other income to calculate the tax amount. Capital gains on lands, etc. (known as lands and existing rights on lands) and buildings, however, are calculated separately from other income for taxation purposes. This also applies to national income tax.

The capital gain on the land/buildings that were owned for over 5 years as of January 1 of the year when the transfer was made is considered as the long-term capital gain, while the capital gain on the land/buildings that were owned for 5 years or less is classified as short-term capital gain. The tax calculation differs between these two categories.

(1) Calculation of Taxable Capital Gain

$$\begin{array}{|c|} \hline \text{Transfer} \\ \text{value} \\ \hline \end{array} - \left(\begin{array}{|c|} \hline \text{Acquisition expenses} \\ \hline \end{array} + \begin{array}{|c|} \hline \text{Transfer expenses} \\ \hline \end{array} \right) - \begin{array}{|c|} \hline \text{Amount of special} \\ \text{deduction} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Taxable capital gain} \\ \hline \end{array}$$

- The term “acquisition expenses” refers to the total purchase cost and handling fees incurred when the transferred asset was acquired. When the actual cost is less than 5% of the transfer value, the acquisition cost may be 5% of the transfer value.
- The term “transfer expenses” refers to brokerage commissions, stamp fees and compensation for removal incurred directly related to the transfer and demolition expenses required for land transfer after the demolition of the building on the land.
- The amount of special deduction is applicable to one of the items in the table shown on Page 14. However, when more than one is applied, the aggregated amount of special deduction is up to ¥50,000,000.

○ Special deduction

Description	Deduction
(1) Transfer of land or buildings for the purpose of expropriation	¥50,000,000
(2) Transfer of house and its land, etc. for one's own residential use	¥30,000,000
(3) Transfer of house and its land, etc. for an ancestor's residential use	¥30,000,000
(4) Transfer of land, etc. for specific land readjustment project, etc. executed by the Urban Renaissance Agency, etc.	¥20,000,000
(5) Transfer of land, etc. for specific residential sites development projects, etc.	¥15,000,000
(6) Transfer of agricultural land, etc. for agricultural land ownership rationalization, etc.	¥8,000,000
(7) Transfer of low-use and unused land, etc.	¥1,000,000

(Note 1) From (1) to (6), deductions can be made either from long-term or short-term transfer income, but (7) can only be deducted from long-term transfer income. The special deduction is limited to a total of ¥50,000,000 for the total capital gains throughout that year.

(Note 2) In the case the transfer is as mentioned in (2), (3), the special deduction amount from the transfer income amount related to these transfers is limited to ¥30,000,000.

(Note 3) (3) will be applicable in the case of transfers during the period between April 1, 2016 (H28) and December 31, 2027 (R9).

(Note 4) In (3), for transfers made on or after January 1, 2024 (R6), in cases when the successors acquiring the land, etc. comprise three or more persons, the upper limit of the special deduction amount will become ¥20,000,000.

(Note 5) (7) will be applicable in the case of transfers during the period from July 1, 2020 (R2) to December 31, 2025 (R7).

○ Special Deduction of ¥10,000,000 from Long-term Capital Gains on Transfer of Land, etc. Acquired in 2009 (H21) or 2010 (H22)

When individuals transfer the lands, which were acquired between January 1, 2009 (H21) and December 31, 2010 (H22) and owned for over 5 years as of January 1 in the year of the transfer, they can receive the deduction of ¥10,000,000 from the long-term capital gain on the transfer concerned (up to the amount of capital gain on transfer when the amount is less than ¥10,000,000).

(2) Calculation of Taxable Long-term Capital Gain

(A) General long-term capital gain

Amount of taxable long-term capital gain × 5% (15.315% for income tax and special income tax for reconstruction)

(B) Long-term capital gain on good residential sites, etc.

(When the aforementioned special deduction of ¥1,000,000 to ¥50,000,000 is applied, the below (a) and (b) cannot be applied.)

(a) When the taxable long-term capital gain is ¥20,000,000 or less

Amount of taxable long-term capital gain × 4% (10.21% for income tax and special income tax for reconstruction)

(b) When the taxable long-term capital gain exceeds ¥20,000,000

¥800,000 (¥2,042,000 for income tax and special income tax for reconstruction) + (taxable long-term capital gain – ¥20,000,000) × 5% (15.315% for income tax and special income tax for reconstruction)

○ Special Tax Treatment of Reduced Income Tax Rates for Long-term Capital Gains from Transfer of Residential Property

For taxable long-term capital gain when transferring residential property and its land or land that has lost its residential property due to disaster, which had been owned for over 10 years as of January 1 of the year of the transfer, the following tax rates are applied after the special deduction of ¥30,000,000 is made except when the special deduction was applied in the previous year or two years before.

Taxable long-term capital gain	Tax rate
Portion up to ¥60,000,000	4% (10.21% for income tax and special income tax for reconstruction)
Portion over ¥60,000,000	5% (15.315% for income tax and special income tax for reconstruction)

(Note 1) Transfers to relatives are not applicable.

(Note 2) The special treatment of reduced tax rate cannot be applied together with the special treatment of long-term capital gains earned by the replacement of specified residential property.

(3) Calculation of Taxable Short-term Capital Gain

(A) General short-term capital gain

Amount of taxable short-term capital gain × 9% (30.63% for income tax and special income tax for reconstruction)

(B) Short-term capital gain on transfer to the central or local government, etc.

Amount of taxable short-term capital gain × 5% (15.315% for income tax and special income tax for reconstruction)

Calculation of the Inhabitant Tax for FY2025 (R7)

[Example]

- Head of household occupation:
Company employee
- Family members:
Head of household, spouse, two children (20 and 17 years), spouse and children have no income
- Address:
Within Tokyo's 23 wards
- Employment income for 2024 (R6):
¥5,000,000
- Social insurance premiums:
¥500,000
- Life insurance premiums (enrolled on or after Jan. 1, 2012 (H24)):
¥75,000
- Personal pension insurance premiums (enrolled on or after Jan. 1, 2012 (H24)):
¥75,000
- Earthquake insurance premiums:
¥20,000
- Donation to municipality: (Request not made for application of One-stop Special System)
¥30,000
- Donation to school corporation designated by Tokyo Metropolitan Government or municipal ordinance:
¥20,000

		Details		In this example	Explanation
Per income levy	Income	Total earnings (A)		¥5,000,000	(B) See Page 8. (A) – (B)
		Employment income deduction (B)		¥1,440,000	
		Income (C)		¥3,560,000	
	Income deduction	Social insurance premium deduction (D)		¥500,000	(D) Amount paid during 2024 (R6)
		Life insurance premium deduction (E)		¥56,000	(E) General life insurance premium deduction ¥28,000 + Personal pension insurance premium deduction ¥28,000. (See Page 10.)
		Earthquake insurance premium deduction (F)		¥10,000	(F) Earthquake insurance premium ¥20,000 × 1/2
		Spouse deduction (G)		¥330,000	(G) See Page 10.
		Dependent deduction (H)		¥780,000	(H) ¥450,000 (20 years) + ¥330,000 (17years)
		Basic deduction (I)		¥430,000	(I) See Page 11.
		Total deduction (J)		¥2,106,000	Total of (D) to (I)
	Total taxable income (K)			¥1,454,000	(C) – (J) (round down amounts less than ¥1,000)
	Per income levy amount	Metropolitan inhabitant tax (L)		¥58,160	(K) × 4%
		Ward inhabitant tax (M)		¥87,240	(K) × 6%
Tax credits		Adjustment deduction (Metropolitan inhabitant tax) (N)		¥6,600	(N) and (O)
		Adjustment deduction (Ward inhabitant tax) (O)		¥9,900	See Page 12.
		Donation deduction (Metropolitan inhabitant tax) (P)		¥11,429	(P) and (Q)
		Donation deduction (Ward inhabitant tax) (Q)		¥17,143	See Page 11.
Per capita levy	Per capita levy amount	Metropolitan inhabitant tax (R)	¥1,000	(R) and (S)	
		Ward inhabitant tax (S)	¥3,000	See Page 6.	
Total tax		Metropolitan inhabitant tax (T)		¥41,100	(L) – (N) – (P) + (R) (round down amounts less than ¥100)
		Ward inhabitant tax (U)		¥63,100	(M) – (O) – (Q) + (S) (round down amounts less than ¥100)
		Total (V)		¥104,200	(T) + (U)

(Note 1) A forest environmental tax consisting of an annual amount of ¥1,000 per person is imposed as a national tax by municipalities together with the inhabitant tax on individuals (per capita levy). For further details, see Page 73.

(Note 2) In the FY2025 (R7) portion of inhabitant tax on individuals, taxpayers* who have a spouse sharing the same income will have ¥10,000 deducted from the per income levy when their spouse does not qualify to receive a deduction. (Flat-amount cut of personal income tax)

* Taxpayers whose own total income amount exceeds ¥10,000,000 and their spouse's total income amount is ¥480,000 or less.

Metropolitan Inhabitant Tax on Interest Income

The metropolitan inhabitant tax on interest income, together with income tax and special income tax for reconstruction, which are national taxes, are imposed on the interest on deposits and savings at financial institutions, etc., separately from other income.

[Taxpayers]

Individuals who receive interest, etc. from financial institutions*.

* Corporations have become exempted from taxation on interest, etc. received from financial institutions on or after January 1, 2016 (H28).

[Tax payment]

Amount of interest, etc.

×

5%

(Note) In addition to this, income tax and the special income tax for reconstruction (15.315%) are imposed.

[Due date and procedures for tax payment]

The financial institutions, etc. to pay the interest withhold the metropolitan inhabitant tax on interest income by special collection at the time of paying interest and pay the total monthly tax by the 10th of the next month.

In Tokyo, the **Chuo Metropolitan Taxation Office (Metropolitan Inhabitant Tax on Interest Income Group)** handles all the procedures for declaration and payment of the metropolitan inhabitant tax on interest income collected through special collection.

● Taxable Items

- Interest of public bonds excluding special public bonds (such as government bonds, municipal bonds, listed bonds and publicly offered bonds)*
- Interest of bank deposits, credit association deposits, etc.
- Interest of in-house saving deposits, etc.

* Interest on debentures, underlying the judgement as the family corporation and to be received by shareholders (individuals), etc., together with interest on debentures underlying the judgement as the family corporation to be received by individuals and their families, etc. who maintain special relationships with corporations that are shareholders, is subject to the tax on aggregate income and thus excluded from this tax (see Page 7).

(Note) Interest, etc. on special public bonds paid on January, 1 2016 (H28) or after is excluded from the taxation on interest income and subject to the taxation on dividend.

Metropolitan Inhabitant Tax on Dividend Income

The metropolitan inhabitant tax on dividend income, together with income tax and special income tax for reconstruction, which are national taxes, are imposed on the dividends on the listed shares, the redemption profit of discount bonds, etc., separately from other income. Dividends, etc. on small amounts of listed share, etc. in tax-exempt accounts under the system for tax exemption on investments for small amounts (NISA) are tax-exempt (see Page 17).

[Taxpayers]

Individuals residing in Tokyo when receiving the dividends, etc. of listed shares, etc. and the redemption profit of discount bonds.

[Tax payment]

$$\begin{array}{|c|} \hline \text{Amount of dividends, etc. of listed shares, etc.} \\ \hline \text{and the redemption profit of discount bonds} \\ \hline \end{array} \times \begin{array}{|c|} \hline 5\% \\ \hline \end{array}$$

(Note) In addition to this, income tax and the special income tax for reconstruction (15.315%) are imposed.

[Due date and procedures for tax payment]

The listed companies, which pay dividends, etc. or redemption profit of discount bonds, withhold metropolitan inhabitant tax by special collection at the time of such payment and pay the total monthly tax by the 10th of the following month. In Tokyo, the **Chuo Metropolitan Taxation Office (Metropolitan Inhabitant Tax on Interest Income Group)** handles all the procedures for declaration and payment of the metropolitan inhabitant tax on dividend income collected through special collection.

● Taxable Items

- Dividend, etc. of listed shares, etc.*
- Redemption profit of discount bonds not in the specific account (except for the same imposed tax at issuance)

* Listed shares, etc.

It includes the listed shares, etc.※, the investment trust for which its beneficiary right related to its setting is publicly offered, specific public bonds (such as government bonds, municipal bonds, listed bonds and publicly offered bonds).

※ Dividends received by a major shareholder owning 3% or more of total shares (for dividends, etc. which should be paid on or after October 1, 2023 (R5), this shall be the total of the shares, etc. owned by the persons who will receive the payments and the shares, etc. owned by the family businesses) are subject to consolidated taxation (see Page 7) and not the tax per dividend.

(Note) Since January 1, 2016 (H28), the specific public bonds, etc. have been included in the listed shares, etc.

Special treatment when taking dividends, etc. on listed shares, etc. into the withholding selection account

For dividends, etc. of listed shares, etc. remitted into the withholding selection accounts (hereinafter referred to as “Dividends, etc. remitted to the withholding selection account”), such income is calculated separately from the dividends, etc. of listed shares, etc. which are not in such accounts.

<Outline of special treatment applicable to dividends, etc. remitted to the withholding selection account>

Taxpayers:

Individuals residing in Tokyo as of January 1 of the year in which they are eligible to receive dividends, etc. on listed shares, etc. through the withholding selection account

Tax Payment:

$$\begin{array}{|c|} \hline \text{Amount of dividends, etc., of listed shares, etc.} \\ \hline \text{remitted to the withholding selection account*} \\ \hline \end{array} \times \begin{array}{|c|} \hline 5\% \\ \hline \end{array}$$

* It is the amount deducted from the transfer loss of the listed shares, etc. remitted to the withholding selection account (see Page 17) from the dividend, etc. of the listed shares, etc. remitted to the withholding selection account.

(Note) In addition to this, income tax and the special income tax for reconstruction (15.315%) are imposed.

Due Date:

The securities companies, etc. handling the payment of dividends, etc. withhold metropolitan inhabitant tax on dividends, etc. by special collection at the time of paying dividends and pay the total annual tax by January 10th of the following year.

Taxable Items:

Of the amount that is taxable for metropolitan inhabitant tax on dividend income, dividends, etc. receivable through the withholding selection account*

* Since January 1, 2016 (H28), there has been scope to remit the specific public bonds, etc. to the withholding selection account and interest from the specific public bonds, etc. is also subject to this taxation.

Metropolitan Inhabitant Tax on Capital Gain from Shares, etc.

Metropolitan inhabitant tax on capital gains, etc. from listed shares, etc., together with income tax and special income tax for reconstruction, which are national taxes, are imposed on such capital gains (income after aggregating yearly profits and losses in trading) remitted to the withholding selection account.

Capital gains, etc. on small amounts of listed share, etc. in tax-exempt accounts under the system for tax exemption on investments for small amounts (NISA) are tax-exempt.

[Taxpayers]

Individuals who reside in Tokyo as of January 1 of any given year in which payment becomes due for capital gains on listed shares, etc. remitted to the withholding selection account

[Tax payment]

Income, etc. derived from capital gains on listed shares, etc. remitted to the pertinent withholding selection	×	5%
---	---	----

(Note) In addition to this, income tax and the special income tax for reconstruction (15.315%) are levied.

[Due date and procedures for tax payment]

The securities companies, etc., which handle the payment of income from capital gains on listed shares, etc. remitted to the withholding selection account, withhold metropolitan inhabitant tax on capital gains from listed shares, etc. by special collection at the time of paying such capital gains and pay the tax by January 10th of the following year. In Tokyo, **Chuo Metropolitan Taxation Office (Metropolitan Inhabitant Tax on Interest Income Group)** handles all the procedures for declaration and payment of the tax collected through special collection.

● Taxable Items

Income from capital gains on listed shares, etc. remitted to the withholding selection account* (see Page 16)

* Starting on January 1, 2016 (H28), specified public bonds are available for receipt in a withholding selection account and the capital gains, etc. (including the redemption profit of the discount bonds) are subject to taxation on income from capital gains on shares, etc.

○ Aggregation of Profit / Loss between the Transfer Loss and the Dividend of the Listed Shares, etc.

In case the transfer loss of the listed shares, etc. occurs in a withholding selection account, the loss is aggregated with the dividend of the listed shares, etc. in such account (see Page 16).

In addition, to apply the aggregation of profit / loss with the listed shares, etc. which are not in such withholding selection account or the carry-forward deduction of the transfer loss, the final income return filing or the inhabitant tax declaration is separately required (see Pages 6 and 8).

(Note) Since January 1, 2016 (H28), the transfer loss and interest, etc. of the specific public bonds has been subject to the aggregation of profit / loss, etc.

● System for Tax Exemption on Investments for Small Amounts (NISA)

Dividend income, etc. and capital gains on small amounts of listed share, etc. in tax-exempt accounts are tax-exempt, including metropolitan inhabitant tax.

In addition, small investments, etc. include listed shares, publicly offered stock investment trusts, etc., but exclude specific public bonds, public bonds investment trusts, etc.

* For further details, please see the Financial Services Agency website (<https://www.fsa.go.jp>).

Local Government Consumption Tax (Prefectural Tax) and Consumption Tax (National Tax)

These are taxes that are imposed on transactions such as the provision of services and the sale of products and goods. Transactions that incur consumption tax also incur local government consumption tax.

In principle, these taxes are paid by business operators. However, they are added and shifted to the price of products, etc., and are ultimately borne by the consumer.

[Taxpayers]

(1) Domestic transactions

Individual business operators and corporations that engage in businesses that provide services, and the transfer and/or lease of assets

(2) Import transactions

Those who receive foreign goods from bonded areas

Measures to reduce the burden of tax administration

The following measures have been implemented in order to reduce the burden of tax administration on business operators.

- ▶ Tax exemption point system for business operators: For business operators (excluding qualified invoice issuers) with taxable sales revenue (without taxes) of ¥10,000,000 or less during the standard period (in the case of an individual business operator, 2 years before and in the case of a corporation, 2 fiscal years before), an obligation to pay consumption tax is exempted during the taxation period.

(Note) Even if the taxable sales revenue is ¥10,000,000 or less during the standard period, if the taxable sales revenue for the specific period exceeds ¥10,000,000, the tax exemption point system for business operators is not applied and the business operator will impose taxation. (The specific period referred to is from January 1 to June 30 for individual business operators and, in principle, the six-month period from the start of the previous fiscal year for corporations.)

Total expenditure such as salaries may be used as the criteria of ¥10,000,000 during the specific period, in place of taxable sales revenue.

- ▶ Simple taxation system: Business operators with taxable sales revenue (without taxes) of ¥50,000,000 or less for the standard period may select the simple taxation system by submitting a notification beforehand. This system calculates the amount of consumption tax to be paid based on taxable sales revenue.

(Note) In case that the expensive specific assets are purchased in stock during the period that the tax exemption for small-sized business and simple taxation are not applied, the tax exemption point system for business operators is not applied for a certain period and such business operators become taxable. Moreover, the simple taxation is also not in the same way (expensive specific assets mean inventory assets at a taxable purchase price of ¥10,000,000 or more at one trade unit).

[Tax payment]

- ▶ Calculation method for consumption tax of 10% (National tax portion: 7.8%, local government tax portion: 2.2%)
(Reduced tax rate 8% (National tax portion: 6.24%, local government tax portion: 1.76%))

(Note) The items subject to the reduced tax rate are foods and beverages excluding alcoholic beverages and food eaten at restaurants, etc., and newspapers that are issued two or more times each week for which subscription contracts have been entered into.

(1) Domestic transactions

① Amount of consumption tax (national tax)

General tax: $\text{Taxable sales revenue (tax exclusive)} \times 7.8\% (6.24\% \text{ tax rate}) - \text{Taxable purchases (tax inclusive)}$
 $\times 7.8/110 (6.24/108)$

Simple tax: $\text{Taxable sales revenue (tax exclusive)} \times 7.8\% (6.24\% \text{ tax rate}) -$
 $(\text{Taxable purchases (tax exclusive)} \times 7.8\% (6.24\% \text{ tax rate}) \times \text{Deemed purchase rate}^*)$

*

Business category	Category 1 (Wholesale business)	Category 2 (Retail business, etc.)	Category 3 (Manufacturing business, etc.)	Category 4 (Other businesses)	Category 5 (Service business, etc.)	Category 6 (Real estate business)
Deemed purchase rate	90%	80%	70%	60%	50%	40%

② Amount of local government consumption tax (prefectural tax): $\text{Amount of consumption tax} \times 22/78 \text{ tax rate}$

(2) Import transactions

① Amount of consumption tax (national tax): $(\text{Customs duty value} + \text{customs duty, etc.}) \times 7.8\% (6.24\% \text{ tax rate})$

② Amount of local government consumption tax (prefectural tax): $\text{Consumption tax} \times 22/78 \text{ tax rate}$

[Due date and procedures for tax payment]

(1) Domestic transactions

- ▶ Individual business operators: In principle, tax imposed on activities for the period from January 1 to December 31 are to be declared with the taxation office, and payment made, by the end of March in the following year.

- ▶ Corporations: In principle, declaration and payment are to be made within two months from the day after the last day of the fiscal year.

(Note 1) Business operators whose amount of consumption tax for the year in the preceding taxation period exceeds a certain amount, and business operators declaring taxes for an arbitrary interim period, must submit an interim return and make payment.

(Note 2) Corporations which have received special case application regarding the extension of the due date for filing a tax return for corporation tax can receive special case application of one month extension to the due date by submitting the stipulated notification.

(2) Import transactions

In principle, declaration and payment are to be made to the customs office of jurisdiction before the foreign goods are received from the bonded area.

■ The invoice system began operating from October 1, 2023 (R5).

Application for registration is required to become a qualified invoice issuer. In addition, qualified invoice issuers are required to file a return for consumption tax. For more details about the invoice system, see the “Special Website for Invoice System” on the National Tax Agency’s website (Japanese only).

General questions about the invoice system are accepted at the following Call Center.

Invoice Call Center: 0120-205-553 (toll-free)

9:00 a.m. to 5:00 p.m. (except on Saturdays, Sundays, other holidays and year-end holidays)

■ Local government consumption tax (prefectural tax) is declared and paid to the taxation office or customs office together with consumption tax (national tax).

For further details, please contact the taxation office (see Page 102).

Taxes Related to Work

Business Tax on Individuals

The business tax is imposed on individually-owned businesses, particularly those designated under the Local Tax Act and other laws. At present, the law designates a total of 70 different types of businesses (legally designated industry sectors), and most businesses are subject to taxation.

(Note) Those who own business property (machinery, equipment, etc.) are advised to read the section on fixed assets tax (depreciable assets) on Page 30.

[Taxpayers]

Individuals who maintain offices and/or business establishments in the Tokyo Metropolitan Prefecture to conduct any type of legally designated industry sectors.

(Note) For individuals engaged in business without having an office, etc., the personal address or place of residence related most closely to the said business is regarded as the office or place of business.

[Tax payment]

As to the calculation method of tax, see the “Amount of Tax Payment” on Page 20.

[Due date and procedures for tax payment]

In principle, taxpayers shall pay the tax twice a year, in August and November based on the Tax Notice that is sent in August from the Metropolitan Taxation Office or its Branch Office.

Separately from the description above, in special cases such as when submitting an income tax revised return, when corrections and determinations have been made, or when a business has been closed down, payment should be made by the due date mentioned in the Tax Notice.

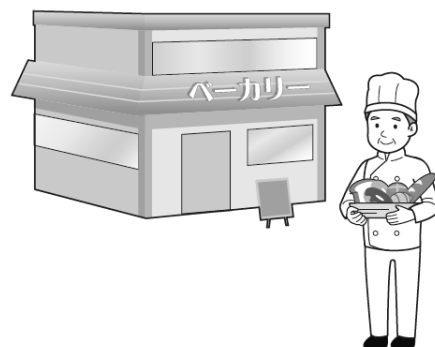
For details on procedures for tax payment, see Pages 75 to 78.

● List of Administrative Jurisdictions of the Metropolitan Taxation Offices in the 23 Special Wards Pertaining to Business tax on Individuals

Metropolitan Taxation Offices	Administrative Jurisdiction Areas	Metropolitan Taxation Offices	Administrative Jurisdiction Areas
Chiyoda Metropolitan Taxation Office	Chiyoda Ward, Bunkyo Ward	Shinagawa Metropolitan Taxation Office	Shinagawa Ward, Ota Ward
Chuo Metropolitan Taxation Office	Chuo Ward, Koto Ward, Edogawa Ward	Shibuya Metropolitan Taxation Office	Shibuya Ward, Meguro Ward, Setagaya Ward
Minato Metropolitan Taxation Office	Minato Ward	Toshima Metropolitan Taxation Office	Toshima Ward, Itabashi Ward, Nerima Ward
Shinjuku Metropolitan Taxation Office	Shinjuku Ward, Nakano Ward, Suginami Ward	Arakawa Metropolitan Taxation Office	Arakawa Ward, Kita Ward, Adachi Ward
Taito Metropolitan Taxation Office	Taito Ward, Sumida Ward, Katsushika Ward		

(Note 1) See Page 92 for the administrative jurisdiction areas of the Hachioji and Tachikawa Metropolitan Taxation Offices.

(Note 2) Tax return can be also filed, and application forms submitted, at the Metropolitan Taxation Office of the ward where the principal business establishment, etc. is located.



● Legally Designated Industry Sectors and Tax Rates for the Business Tax on Individuals

Category	Tax rate	Industry sectors			
Category I (37 business types)	5%	Merchandising business	Forwarding agency	Restaurant business	Sightseeing place management
		Insurance business	Fixed moorage leasing	Food service	Commodity exchange
		Money-lending	Warehousing	Employment agency	Real estate selling
		Movable property lending	Parking	Agency business	Advertising
		Real estate leasing	Contracting	Brokerage business	Inquiry agency
		Manufacturing	Printing	Wholesale business	Guide
		Electric power supply	Publishing	Money exchange business	Ceremonial occasions
		Quarrying	Photograph business	Public bath house (steam bath, etc.)	—
		Telecommunications business	Room leasing	Public entertainment for theatrical performance	—
		Transportation	Lodging	Teaching	—
Category II (3 business types)	4%	Stock-raising	Fisheries	Firewood and charcoal manufacturing	—
Category III (30 business types)	5%	Medical practice	Notary public	Design supervising	Public bath (bathhouse)
		Dentistry	Patent lawyer business	Real estate appraiser	Dental hygienist
		Pharmacist	Tax accountant	Design	Dental technician
		Veterinary medicine	Certified public accountant	Accomplishments and art tutoring	Surveyor
		Lawyer	Registered public accountant	Hairdressing business	Land and house investigator
		Judicial scrivener	Licensed social insurance consultant	Beauty salon business	Marine procedure commission agent
		Administrative scriveners	Consulting	Laundry	Printing plate making
	3%	Massage treatment and massage, acupuncture therapist, acupuncturist, moxibustion practitioner, judo hearing practitioner and other similar medical profession			—
				Hoof-shoeing	—

● Amount of Tax Payment

The amount of tax payment is calculated on the basis of the taxable income stated in the final tax return form submitted to the Taxation Office (national tax), etc.

$$\left(\begin{array}{|c|} \hline \text{Business income and/or real estate income (1)} \\ \hline \end{array} + \begin{array}{|c|} \hline \text{Income tax deduction from wages for family employees} \\ \hline \end{array} - \begin{array}{|c|} \hline \text{Deduction of business tax on individuals from wages for family employees (2)} \\ \hline \end{array} + \begin{array}{|c|} \hline \text{Special deduction for blue return (3)} \\ \hline \end{array} - \begin{array}{|c|} \hline \text{Miscellaneous deductions (4)} \\ \hline \end{array} \right) \times \begin{array}{|c|} \hline \text{Tax rate} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Amount of tax payment} \\ \hline \end{array}$$

(1) Business Income and/or Real Estate Income

This income refers to the business income or (and) real estate income deriving from business activities from January 1 through December 31 of the previous year, which is calculated by subtracting the necessary expenses and special reduction for blue return, etc. from the gross earnings. The amount of this income is entered in the income amount box in Table 1 of the final income tax return, financial statement for blue return, and statement of earnings and expenses. (Please note that some miscellaneous incomes may be subject to taxation.)

(2) Deduction of Business Tax on Individuals from Wages for Family Employees

When a relative, who shares the same livelihood with the employer, is engaged solely in the employer's business, a certain amount can be deducted as necessary expenses.

- Blue return taxpayers: Amount of salary paid (Amount of income tax reduction for family employees)
- White return taxpayers: Up to ¥860,000 a year for a spouse and up to ¥500,000 for other relatives per person can be deducted.

(3) Special Deduction for Blue Return

Special deduction for blue return cannot be applied to business tax on individuals, and thus, the amount of special deduction is included in the taxable income.

(4) Various Deductions

① Carryover deduction

In order to receive the following tax deductions, taxpayers need to file a return for income tax, inhabitant tax or business tax every year within a prescribed due date in principle.

(A) Carry-over loss deduction

When a blue return taxpayer's business income goes into the red (incurs a loss), deduction can be carried over for the three-year period after the following year.

(B) Carry-over deduction for loss of business property that suffered from disaster

White return taxpayers can carry forward the amount of loss of business property, which was caused by disasters, including earthquake, storm and flood damage and fire, for deductions over the following three years.

(C) Deduction of capital losses and carryover deduction

The amount of losses incurred by transferring the assets that are used directly in business (e.g., machinery, equipment and vehicles, but excluding land and buildings, etc.) may be deducted from the business income amount. Blue return taxpayers can carry forward the loss over the following three years.

② **Employer Deduction**

The deduction amount is ¥2,900,000 a year (or the tax is calculated on a monthly basis for enterprises operating for a period of less than one year).

(Amounts in yen)

Number of months of conducting business	1	2	3	4	5	6	7	8	9	10	11	12
Employer deduction amount	242,000	484,000	725,000	967,000	1,209,000	1,450,000	1,692,000	1,934,000	2,175,000	2,417,000	2,659,000	2,900,000

● **Accreditation Criteria for Real Estate Leasing and Parking Businesses**

Comprehensively taking into account the scale of estate for lease and the state of rental income and management, real estate leasing and parking businesses are accredited and taxed accordingly.

A shared estate is accredited according to the state of lease of the shared estate as a whole irrespective of its equity, and the tax amount is calculated according to the equity. Property in trust is also included in the number of estates for lease.

<Accreditation Criteria for Real Estate Leasing and Parking Businesses>

Recreation Criteria for Real Estate Leasing and Parking Businesses				
Category and purpose				
Scale of estates for lease (including unoccupied ones)				
Real Estate Leasing Business	Building*1	Residential building	(1) Detached house	More than 10 buildings
			(2) Other than detached house	More than 10 rooms
		Non-residential building	(3) Separate building	More than 5 buildings
			(4) Other than separate building	More than 10 rooms
	Land*2	(5) For residential use		More than 10 contracts or the total rental space of building is 2,000 m ² or more
		(6) For non-residential use		More than 10 contracts
	(7) The case of owning two or more types of estates for lease stated in (1) to (6) above			Total number from (1) to (6) above is more than 10, or when any one of criteria (1) to (6) is fulfilled.
	(8) The case of being accredited as real estate leasing business based on scale, etc., though not satisfying the criteria (1) to (7)			The total floor space of buildings for lease is 600 m ² or more and the annual rental income from the said buildings for lease is ¥10,000,000 or more (excluding premium, transfer fee, renewal fee, key money, communal charge, administration expenses, etc.) Estates basically equipped for races, games, entertainment and, meeting, etc. (including theaters, movie theaters and golf driving ranges) Buildings of a certain size used for specific business purpose, including inns, hotels and hospitals
Parking Business	Parking managed under contract			Accommodating one or more vehicles (the number of vehicles that can be accommodated does not matter)
	Parking buildings or mechanically operating parking lots			
	Parking lots other than the above*3			Accommodating 10 or more vehicles

*1 Buildings with two or more independently partitioned rooms are accredited according to the number of rooms even if the building as a whole is lent.

*2 When a single contract covers the lease of two or more lots of land, each lot is accredited as one contract.

*3 When land is leased in one lot for use as a car parking site, but the leasing partner does not use it for parking and has third parties use it for parking, the lot is accredited as the leasing of land for non-residential use.

● **Reduction or Exemption of Business Tax on Individuals**

By filing an application by the due date for the payment of business tax on individuals, the taxpayer concerned may benefit from reduction or exemption. For further details, see Page 82.

The Tokyo Metropolitan Government has its own tax system (exemption from or reduction of business tax) for encouraging smaller business enterprises to save energy consumption to promote voluntary energy conservation efforts with a view to realizing a low carbon consumption city. For further details, see Page 24.

● **Filing a Return of Business Tax on Individuals**

The following individuals must file returns of business income, etc. earned in the previous year to the Metropolitan Taxation Office/Branch Office/Island Branch Office by March 15 each year.

(A) Those whose taxable income after subtracting the necessary expenses from total income exceeds employer deduction

(B) Those who receive carryover deduction

However, those who filed final income tax returns and declared inhabitant tax are deemed as having filed a return of business tax on individuals, and hence do not need to file a separate return. In this case, please complete the required items in the "Occupation Title" and "Business Tax-related Items" columns in each of the declarations. Tax Notices will be sent to those who are subject to taxation.

When business is discontinued, a return for business tax on individuals must be filed within one month (within 4 months in the case of discontinuance of business due to death) from the date of discontinuance, separately from the final tax return for income tax and tax return for inhabitant tax.

Business Tax on Corporations

[Taxpayers]

- ▶ Corporations having offices or business establishments in Tokyo (Regarding public interest corporations, business tax on corporations is imposed only on the corporations engaged in profit-earning business.)
- ▶ Non-juridical organizations and foundations that are engaged in profit-earning business and recognized as corporations

[Tax payment]

Standard taxable value

×

Tax rate

[Due date and procedures for tax payment]

Taxpayers must file a return and pay this tax as mentioned below, together with special corporate enterprise tax, local corporation special tax and metropolitan inhabitant tax on corporations, at the Metropolitan Taxation Office (or branch office/island branch office) with administrative jurisdiction over the area where the main office is located.

○ List of Administrative Jurisdictions of Metropolitan Taxation Office in the 23 Special Wards for Business tax on Corporations, Special Corporate Enterprise tax, Local Corporation Special Tax and Metropolitan Inhabitant Tax on Corporations

Metropolitan Taxation Offices	Administrative Jurisdiction Areas	Metropolitan Taxation Offices	Administrative Jurisdiction Areas
Chiyoda Metropolitan Taxation Office	Chiyoda Ward, Bunkyo Ward	Shinagawa Metropolitan Taxation Office	Shinagawa Ward, Ota Ward
Chuo Metropolitan Taxation Office	Chuo Ward, Koto Ward, Edogawa Ward	Shibuya Metropolitan Taxation Office	Shibuya Ward, Meguro Ward, Setagaya Ward
Minato Metropolitan Taxation Office	Minato Ward	Toshima Metropolitan Taxation Office	Toshima Ward, Itabashi Ward, Nerima Ward
Shinjuku Metropolitan Taxation Office	Shinjuku Ward, Nakano Ward, Suginami Ward	Arakawa Metropolitan Taxation Office	Arakawa Ward, Kita Ward, Adachi Ward
Taito Metropolitan Taxation Office	Taito Ward, Sumida Ward, Katsushika Ward		

(Note 1) See Page 92 for the jurisdiction areas of the Hachioji and Tachikawa Metropolitan Taxation Offices.

(Note 2) Tax return can also be filed, and application forms submitted, at the Metropolitan Taxation Office of the ward where the principal business establishment is located.

● Filing a Return/Tax Payment

Categories of return	Amount of tax payment	Due date for filing return and tax payment
Interim tax return^{*1} Corporations whose accounting period exceeds 6 months^{*2}	(1) Provisional return (Tax amount of the previous accounting period) ÷ (the number of months of the previous accounting period) × 6 ^{*3}	Within two months after six months since the starting date of the accounting period ^{*4}
	(2) Interim tax return based on provisional settlement of accounts ^{*5} (Income* (revenue) based on provisional settlement of accounts) × (tax rate) * Corporations subject to pro forma taxation shall pay the amount of per income (revenue) levy, value added portion, capital added portion, etc.	
Final return	— (Income* (revenue) amount) × (tax rate) – (interim tax amount) * Corporations subject to pro forma taxation shall pay the amount of per income (revenue) levy, value added portion, capital added portion, etc.	It shall be within two months of the closing date of the fiscal year. ^{*6} (It shall be within three months (four months for aggregated corporations) for the deadline of declaration of corporations not calling a general meeting during the above period due to the stipulation of the articles of association or for special reasons but for which an extension application is required.) ^{*7}

(Note 1) Corporations having offices and business establishments in other prefectures must calculate the total taxable income by self-assessment and divide the amount of income up to the amount of revenue obtained proportionally according to the number of offices, business establishments and employees, etc. that are present in each respective prefecture, and declare and pay the tax amount.

(Note 2) Regarding the filing of returns for corporations that were dissolved on or before September 30, 2010 (H22), please see the Tokyo Metropolitan Government Bureau of Taxation website.

*1 Following corporations are not required to file an interim return:

(1) Corporations, whose standard taxation is based on income, which are not required to file an interim return for corporate tax.

This does not apply to aggregated subsidiary corporations whose aggregated parent corporations are cooperative associations, etc.

* Corporations subject to pro forma standard taxation or which file the revenue-based levy shall file an interim return even when they fall under the category of (1). In the business accounting years starting on or after April 1, 2025 (R7), the number of corporations subject to pro forma standard taxation increase. For further details, please see the Tokyo Metropolitan Government Bureau of Taxation website.

(2) Special corporations

(3) Corporations in liquidation process (including aggregated subsidiary corporations in liquidation process) (for accounting periods during the liquidation process)

*2 In the case of the aggregated subsidiary corporation, read as a corporation having an aggregated full controlling interest with the aggregated parent corporation on the day when the accounting period of the group aggregated parent corporation including the starting date of the accounting period of the aggregated subsidiary corporation exceeds 6 months, and passes 6 months after the starting date of the said accounting period of the aggregated parent company.

*3 In the case of the aggregated subsidiary corporation, multiply by the number of months from the starting date of the accounting period of the aggregated subsidiary corporation to the previous date of 6 months after the starting date of the accounting period of the aggregated parent corporation including the starting date of the accounting period of the aggregated subsidiary corporation. In the case of joining an aggregated group halfway the accounting period of the aggregated parent corporation, this may not be 6 months.

*4 In the case of the aggregated subsidiary corporation, read as within 2 months from the date of 6 months after the starting date of the accounting period of the aggregated parent corporation including the starting date of the accounting period of the aggregated subsidiary corporation.

*5 Following corporations cannot file an interim return based on provisional settlement of accounts.

(1) Corporations whose interim return tax amount based on provisional settlement of accounts exceeds the business tax amount for provisional return.

(2) Of the aggregated subsidiary corporations in case the aggregated parent corporations are cooperative associations, etc., those required to file and pay taxes based on net income.

*6 The due date for the final return of a dissolved corporation whose residual property has been settled shall be the day when one month passes from the date of settling the residual property or from one day before the final distribution date of the residual property, whichever occurs earlier. However, this will not apply in the case where the date of settling the residual property of an aggregated subsidiary corporation is the final day of the accounting period of the aggregated parent corporation.

*7 In case of the corporations which have accounting auditors and whose general meetings for the settlement are not convened within three months (four months for aggregated corporations) from the date of the fiscal year ending according to the articles of incorporation, etc., their due date of filing return shall be within the period of the number of months designated by the Governor within the range not exceeding 6 months from the end of the fiscal year (extension application is required).

● Tax Rate

The Tokyo Metropolitan Government employs a system of higher-than-standard taxation together with differential taxation to apply different tax rate in accordance with the amount of capital (the amount of investment) and size of income.

Business category (Each item, Section 1, Article 72-2 of the Local Tax Act)		Type of corporation		Classification of business tax			Tax rate (%)					
							Business accounting year starting on or after April 1, 2022 (R4)		Business accounting year starting on or after April 1, 2020 (R2) to March 31, 2022 (R4)		Business accounting year starting on or after October 1, 2019 (R1) to March 31, 2020 (R2)	
									Standard tax rate	Higher-than-standard tax rate	Standard tax rate	Higher-than-standard tax rate
Item 1	Business other than described in Items 2, 3 and 4	(1)	Ordinary corporations (excluding the corporations described in (2) and (3)), Public interest corporations, etc., Non-judicial organizations, etc.	Per income levy	Corporations entitled to reduced tax rate	Not more than ¥4,000,000 in net income	3.5	3.75	3.5	3.75	3.5	3.75
						Over ¥4,000,000 and not more than ¥8,000,000 in net income	5.3	5.665	5.3	5.665	5.3	5.665
						Over ¥8,000,000 in net income	7.0	7.48	7.0	7.48	7.0	7.48
						Corporations unentitled to reduced tax rate						
		(2)	Special corporations [Cooperatives, etc. (agricultural cooperatives, credit associations, etc.) described in Appendix 3, Corporation Tax Act, and medical corporations]	Per income levy	Corporations entitled to reduced tax rate	Not more than ¥4,000,000 in net income	3.5	3.75	3.5	3.75	3.5	3.75
						Over ¥4,000,000 in net income	4.9	5.23	4.9	5.23	4.9	5.23
						Corporations unentitled to reduced tax rate						
		(3)	Corporations subject to pro forma standard taxation*1 [Ordinary corporations with over ¥100,000,000 in the amount of equity capital (or of investment) (excluding special purpose companies, investment corporations, general incorporated associations and general incorporated foundations)]	Per income levy	Corporations entitled to reduced tax rate	Not more than ¥4,000,000 in net income	(1.0)	1.18	(0.4)	0.495	(0.4)	0.495
						Over ¥4,000,000 and not more than ¥8,000,000 in net income			(0.7)	0.835	(0.7)	0.835
						Over ¥8,000,000 in net income			(1.0)	1.18	(1.0)	1.18
						Corporations unentitled to reduced tax rate						
Value added portion	—					1.26			—	1.26	—	1.26
Capital added portion	—	0.525	—	0.525	—	0.525						
Item 2	Electricity supply business (excluding retail electricity business, etc., power generation business, etc., and specified wholesale supply business*2), gas supply business (limited to certain businesses*3), insurance business, or trade insurance business		Revenue-based levy	1.0	1.065	1.0	1.065	1.0	1.065			
Item 3	Retail electricity business, etc., power generation business, etc., or specified wholesale supply business*1	Corporations described in (1) and (2)	Revenue-based levy	0.75	0.8025	0.75	0.8025	1.0	1.065			
			Per income levy	1.85	1.9425	1.85	1.9425					
	Corporations described in (3)	Revenue-based levy	(0.75)	0.8025	(0.75)	0.8025	(1.0)	1.065				
		Value added portion	—	0.3885	—	0.3885						
		Capital added portion	—	0.1575	—	0.1575						
Item 4	Specified gas supply business	Revenue-based levy	(0.48)	0.519	1.0	1.065	1.0	1.065				
		Value added portion	—	0.8085								
		Capital added portion	—	0.336								

*1 In the business accounting years starting on or after April 1, 2025 (R7), the number of corporations subject to pro forma standard taxation increase. For further details, please see the Tokyo Metropolitan Government Bureau of Taxation website.

*2 The tax rate pertaining to specified wholesale supply business is applied from the business accounting year ending on or after April 1, 2022 (R4).

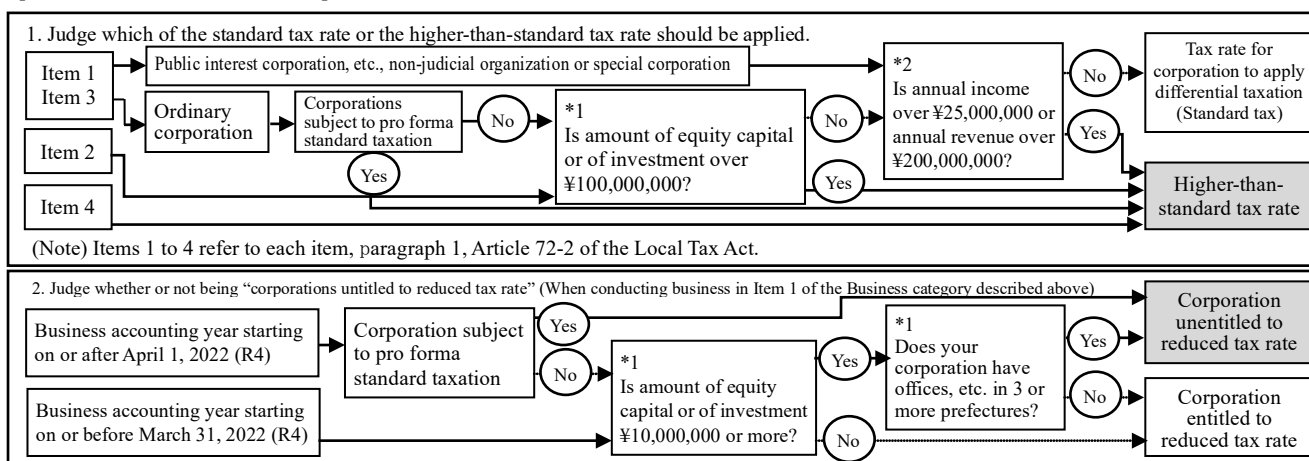
*3 In business accounting years starting on or after April 1, 2022 (R4), this only applies to pipeline gas supply business. (Other gas supply businesses are classified in Item 1 or Item 4.) In business accounting years starting on or before March 31, 2022 (R4), this only applies to pipeline gas supply business, gas supply business conducted by gas manufacturers and gas supply business conducted by former assumed general gas retailers (limited to persons having obligations under paragraph 1, Article 22 of the Supplementary Provisions of the Act on the Partial Amendment of the Electricity Business Act (Act item 47 of 2015 (H27))).

(Note 1) The parenthesized rates are not applied to the business tax in Tokyo but are used in calculating the standard net income-based corporate tax amount and standard revenue-based corporate tax amount for special corporate enterprise tax.

(Note 2) For the tax rates of business accounting years starting on or before September 30, 2019 (R1), please see the Tokyo Metropolitan Government Bureau of Taxation website.

(Note 3) The per income levy is calculated taking the net income in each business accounting year as the standard taxable value and multiplying the standard taxable value by the tax rate. The value added portion is calculated taking the value added portion in each business accounting year as the standard taxable value and multiplying the standard taxable value by the tax rate. The capital added portion is calculated taking the amounts such as capital in each business accounting year as the standard taxable value and multiplying the standard taxable value by the tax rate. The revenue-based levy is calculated taking the revenue-based income in each business accounting year as the standard taxable value and multiplying the standard taxable value by the tax rate.

[How to read tax rate table]



*1 According to the current condition on the final day of the business accounting year. Regarding corporations that have been dissolved, please see the Tokyo Metropolitan Government Bureau of Taxation website.

*2 Please decide accordingly; for the net income-based portion this will be according to the standard taxable value consisting of the annual net income amount, while for the revenue-based portion this will be according to the standard taxable value consisting of the annual revenue amount. For corporations that have offices, etc. in several prefectures, this will be according to the standard taxable value comprising the annual net income amount and annual revenue amount before the split-off.

● Notification of New Business Start-up, Establishment of New Office or Change in Existing Office

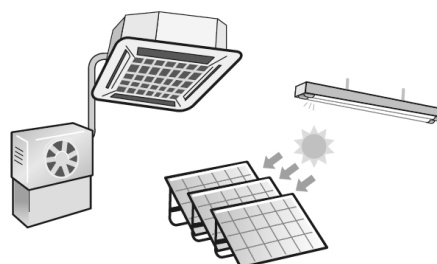
Submit a written notification within the prescribed period where any of the following cases fits, accompanied with a document proving registered matters, etc.

Type of notification	Period for notification
When founding a new corporation or establishing an office, etc. in Tokyo for the first time	Within 15 days from the day of setting up or establishment
When there is a change in registered matters, such as closure of office or the like in Tokyo or change in equity capital	Within 10 days from the day of closure or other change
When the group relief system for corporate tax has been approved	Within 15 days from the day of approval, etc.

The prescribed notification form is also available from the website of the Tokyo Metropolitan Government Bureau of Taxation.

Tax System for Encouraging Smaller Business Enterprises to Save Energy Consumption (Reduction or Exemption from Business Tax)

Taxpayers	Small- and medium-sized enterprise operators* having submitted “Report on Anti-Global Warming Actions”, etc. * Corporations with equity capital of not more than ¥100,000,000 and individual business operators	
Eligible equipment	Equipment meeting the following requirements: (1) Equipment acquired by a business establishment that is not a designated business for global warming countermeasures, etc. • Designated business for global warming countermeasures, etc. is a business with energy consumption of 1,500 kl or more for 3 consecutive years. (2) Energy-saving equipment and renewable energy using equipment (depreciable assets) designated by the Tokyo Metropolitan Government as equipment items recommended for introduction (A list of designated equipment items recommended for introduction is available on the Tokyo Metropolitan Government website (Japanese only).)	
Amount of reduction or exemption	Corporations	1/2 of the acquisition value (¥20,000,000 at the maximum) of the eligible equipment items shall be reduced or exempted from the amount of business tax on corporations for the accounting year of acquisition (up to 1/2 of the amount of business tax on corporations for the current term) *1 The sum in excess of the upper limit of reduction or exemption can be reduced or exempted from the amount of business tax on corporations for the following accounting year. *2 When the accounting year in which the equipment was acquired and the accounting year in which the equipment was used for business are different, the acquisition value shall be reduced or exempted from the amount of business tax on corporations for the accounting year in which the equipment was used for business.
	Individuals	1/2 of the acquisition value (¥20,000,000 at the maximum) of the eligible equipment item shall be reduced or exempted from the amount of business tax on individuals for the income in the year of acquisition, which is imposed in the following fiscal year (up to 1/2 of the amount of business tax on individuals for the current term) *1 The sum in excess of the upper limit of reduction or exemption can be reduced or exempted from the amount of business tax on individuals for the following accounting year. *2 When the year in which the equipment was acquired and the year in which the equipment was used for business are different, the acquisition value shall be reduced or exempted from the amount of business tax on individuals for the income in the year in which the equipment was used for business, which is imposed in the following fiscal year.
Applicable periods	Corporations	Applicable if the eligible equipment was acquired and used for business in each accounting year ending between March 31, 2010 (H22) and March 30, 2031 (R13)
	Individuals	Applicable if the eligible equipment was acquired and used for business between January 1, 2010 (H22) and December 31, 2030 (R12)
Procedure for obtaining reduction or exemption	Submit an application for reduction or exemption together with required documents by the due date of the business tax payment (If the corporation has received approval to extend the due date of filing a tax return, by the extended due date). Please note that reduction or exemption cannot be applied once past the application due date.	



Special Corporate Enterprise Tax and Local Corporation Special Tax (National Tax)

The special corporate enterprise tax and local corporation special tax are national taxes, but they are imposed and collected together with the business tax on corporations imposed by the pertinent prefecture.

The special corporate enterprise tax is applied from business accounting years starting on or after October 1, 2019 (R1).

The local corporation special tax is applied in business accounting years starting in the period from October 1, 2008 (H20) to September 30, 2019 (R1).

[Taxpayers]

Corporations liable to business tax on corporations (net income-based/revenue-based)

[Tax payment]

The amount of business tax on corporations
(net income-based/gross revenue-based)*1*2

×

Tax rate

*1 This refers to the net income-based amount (standard net income-based corporate tax amount) or gross revenue-based tax amount (standard revenue-based corporate tax amount) calculated at the standard tax rate.

The standard tax rate here refers to the tax rate stipulated in the Local Tax Act as the rate based on which local entities usually impose tax.

*2 For the special corporate enterprise tax, net income-based amounts relating to retail electricity business, etc., power generation business, etc., and specified wholesale supply business are not included.

[Due date and procedures for tax payment]

File a return at your prefecture together with business tax on corporations in the same method for this tax (see Page 22).

[Tax rates]

■ Special corporate enterprise tax

Standard taxable value	Type of corporation	Tax rate (%)		
		Business accounting year starting on or after April 1, 2022 (R4)	Business accounting year starting on or after April 1, 2020 (R2) to March 31, 2022 (R4)	Business accounting year starting on or after October 1, 2019 (R1) to March 31, 2020 (R2)
Standard net income-based corporate tax amount	Corporations other than those subject to pro forma standard taxation and special corporations	37	37	37
	Corporations subject to pro forma standard taxation	260	260	260
	Special corporations	34.5	34.5	34.5
Standard revenue-based corporate tax amount	Corporations other than those engaged in retail electricity business, etc., power generation business, etc., specified wholesale supply business*, or specified gas supply business	30	30	30
	Corporations engaged in retail electricity business, etc., power generation business, etc., or specified wholesale supply business*	40	40	30
	Corporations engaged in specified gas supply business	62.5	30	30

* The tax rate pertaining to specified wholesale supply business is applied from the business accounting year ending on or after April 1, 2022 (R4).

■ Local corporation special tax

Standard taxable value	Type of corporation	Tax rate (%)		
		Business accounting year starting on or after April 1, 2016 (H28) to September 30, 2019 (R1)	Business accounting year starting on or after April 1, 2015 (H27) to March 31, 2016 (H28)	Business accounting year starting on or after October 1, 2014 (H26) to March 31, 2015 (H27)
Standard net income-based corporate tax amount	Corporations other than those subject to pro forma standard taxation	43.2	43.2	43.2
	Corporations subject to pro forma standard taxation	414.2	93.5	67.4
Standard revenue-based corporate tax amount		43.2	43.2	43.2

(Note) Regarding the tax rates of business accounting years starting on or before September 30, 2014 (H26), please see the Tokyo Metropolitan Government Bureau of Taxation website.

Metropolitan Inhabitant Tax and City, Town and Village Inhabitant Tax on Corporations

Tax imposed on corporations with offices/business establishment in Tokyo is generally referred to as “metropolitan inhabitant tax and municipal tax on corporations”. The tax includes metropolitan inhabitant tax and city, town and village inhabitant tax both of which consist of “corporation levy” and “per capita levy”.

[Taxpayers]

Corporations and non-judicial associations/foundations engaging in profit-making business, which have offices/business establishments in Tokyo.

Only per capita levy is imposed also on the corporations that maintain dormitories, company-owned resort facilities, lodgings and club houses in Tokyo, as well as on public interest corporations which are not established for profit and specific non-profit associations.

[Tax payment]

► Corporation levy

$$\boxed{\text{The amount of corporate tax for standard taxable value}} \times \boxed{\text{Tax rate}}$$

► Per capita levy (See the table on Page 27.)

[Due date and procedures for tax payment]

Taxpayers must file a return and pay this tax at the Metropolitan Taxation Office, etc. with administrative jurisdiction over the Tokyo metropolitan area where the main office is located (See Page 92 for relevant Metropolitan Taxation Office, etc.).

- As an exceptional measure, corporations within the 23 special wards of Tokyo file for and pay metropolitan inhabitant tax together with the equivalent amount of city, town and village inhabitant tax to the relevant Metropolitan Taxation Office.
- Corporations located within municipalities declare and pay city, town and village inhabitant tax at the local ward or town office, in addition to declaring and paying for their metropolitan inhabitant tax at the Metropolitan Taxation Office (including Branch Office/Island Branch Office).

● Tax Rate

(1) Corporation Levy*1

The Tokyo Metropolitan Government currently employs a higher-than-standard taxation system and, at the same time, the differential taxation system for standard tax rate to corporations with the amount of capital (or the amount of investment in capital) of not more than ¥100,000,000*2 and annual corporate tax amount of not more than ¥10,000,000*3.

Category		Tax rate (%)			
		Business accounting year starting on or after October 1, 2019 (R1)		Business accounting year starting from October 1, 2014 (H26) to September 30, 2019 (R1)	
		Tax rate for corporation subject to differential taxation (standard tax rate)	Higher-than-standard rate	Tax rate for corporation subject to differential taxation (standard tax rate)	Higher-than-standard rate
Metropolitan inhabitant tax		7.0	10.4	12.9	16.3
	When offices, etc. are located in the 23 special wards	(1.0 for prefectural inhabitant tax equivalent and 6.0 for city, town and village inhabitant tax equivalent)	(2.0 for prefectural inhabitant tax equivalent and 8.4 for city, town and village inhabitant tax equivalent)	(3.2 for prefectural inhabitant tax equivalent and 9.7 for city, town and village inhabitant tax equivalent)	(4.2 for prefectural inhabitant tax equivalent and 12.1 for city, town and village inhabitant tax equivalent)
	When offices, etc. are located outside the 23 special wards	1.0	2.0	3.2	4.2
City, town and village inhabitant tax		6.0 to 8.4*4		9.7 to 12.1*4	

*1 The corporation levy is calculated by multiplying the amount of corporate tax for standard taxable value by the tax rate.

*2 According to the current condition on the final day of the business accounting year.

*3 For corporations that have offices, etc. in several prefectures, or corporations with offices, etc. in Tokyo located both in the 23 special wards and in the municipalities, this will be the amount of corporate tax according to the standard taxable value before the split-off.

*4 The tax rate is established according to the ordinance of each relevant municipality between the standard tax rate and the limited tax rate.

(Note) Regarding the tax rates of business accounting years starting on or before September 30, 2014 (H26), please see the Tokyo Metropolitan Government Bureau of Taxation website.

(2) Per Capita Levy*1

1. When offices, etc. are located only within the 23 special wards of Tokyo:

Amount (A) in the following table (aggregate of metropolitan and city, town and village inhabitant tax equivalent amounts) shall be paid to the Metropolitan Taxation Office with administrative jurisdiction over the area where the principal office of the corporation is located.

When the corporation's other offices are located within one or more of the 23 special wards other than the ward where the principal office is located, the tax amount is calculated by adding the total amount of (C) in the table below in accordance with the number of special wards where non-principal office/offices is/are located to the amount of (A) in the following table.

2. When offices, etc. are located only in the municipalities outside the 23 special wards of Tokyo:

Amount of (B) in the following table shall be paid to the relevant Metropolitan Taxation Office/Branch Office/Island Office, and amount (C) shall be paid to the relevant city, town or village government office or offices.

3. When offices, etc. are located both in the 23 special wards and other municipality/municipalities in Tokyo:

The tax amount, which is calculated by adding the total amount of (C) in the table below in accordance with the number of special wards where non-principal office/offices is/are located to the amount of (B) in the following table, shall be paid to the Metropolitan Taxation Office/Branch Office/Island Office with administrative jurisdiction over the area where the principal office of the corporation is located. Amount of (C) shall also be paid to the relevant city, town or village government office or offices.

Category of corporations, etc.					Metropolitan inhabitant tax A	Metropolitan inhabitant tax B	City, town and village inhabitant tax C
Public interest corporations/foundations, etc., non-judicial organizations/foundations engaged in profit-seeking activities, specified entities for non-profit activities, general incorporated associations/foundations, etc.					¥70,000	¥20,000	¥50,000
Corporations other than above	Amount of capital etc. #2	10 million yen or less	No. of employees in ward or municipality	50 or less	¥70,000	¥20,000	¥50,000
				Over 50	¥140,000		¥120,000
		Over 10 million yen to 100 million yen		50 or less	¥180,000	¥50,000	¥130,000
				Over 50	¥200,000		¥150,000
		Over 100 million yen to 1 billion yen		50 or less	¥290,000	¥130,000	¥160,000
				Over 50	¥530,000		¥400,000
		Over 1 billion yen to 5 billion yen		50 or less	¥950,000	¥540,000	¥410,000
				Over 50	¥2,290,000		¥1,750,000
		Over 5 billion yen		50 or less	¥1,210,000	¥800,000	¥410,000
				Over 50	¥3,800,000		¥3,000,000

*1 The per capita levy is imposed in accordance with the amount of capital, etc. and the number of employees, etc.

*2 The amount of capital, etc. as provided in item 4-2, paragraph 1, Article 23 of the Local Tax Act.

If the amount of capital, etc. is less than the sum of the capital plus capital reserve, or the amount of contribution, then the calculation shall be on a per capita basis, with the sum of the capital plus capital reserve, or the amount of contribution as the standard.

(Note) For mutual companies stipulated in the Insurance Business Act, the amount of capital etc. means the amount of net assets.

● Tax Payment by Interim Return

Corporations*1, whose current business accounting period started more than six months ago, file the interim return within two months*2 after six months since the commencement date of the accounting period. However, an interim return for corporate tax is not required if it is not an obligation*3 or if only the corporation's dormitories, etc. are located in the locality.

Calculation of the amount of corporation levy for filing a provisional return is as follows:

Tax amount in the previous business accounting year $\times 6^{*4} \div$ Number of months in the previous business accounting year

*1 In the case of the aggregated subsidiary corporation, read as a corporation having an aggregated full controlling interest with the aggregated parent corporation on the day when the accounting period of the group aggregated parent corporation including the starting date of the accounting period of the aggregated subsidiary corporation exceeds 6 months, and passes 6 months after the starting date of the said accounting period of the aggregated parent company.

*2 In the case of the aggregated subsidiary corporation, read as within 2 months from the date of 6 months after the starting date of the accounting period of the aggregated parent corporation including the starting date of the accounting period of the aggregated subsidiary corporation.

*3 This does not apply to aggregated subsidiary corporations whose aggregated parent corporations are cooperative associations, etc. However, the aggregated subsidiary corporation cannot file an interim return based on provisional settlement of accounts.

*4 In the case of the aggregated subsidiary corporation, multiply by the number of months from the starting date of the accounting period of the aggregated subsidiary corporation to the previous date of 6 months after the starting date of the accounting period of the aggregated parent corporation including the starting date of the accounting period of the aggregated subsidiary corporation. In the case of joining an aggregated group halfway the accounting period of the aggregated parent corporation, this may not be 6 months.

Establishment Tax

Establishment tax is an earmarked tax to be used for the projects to improve and maintain the urban environment. This is also municipal tax imposed only in the cities specified by the Local Tax Act. In Tokyo, this tax is imposed as metropolitan tax as a special case in the 23 special wards in addition to the four cities*, including Musashino City, Mitaka City, Hachioji City and Machida City.

* For questions on the establishment tax imposed in the four cities, please contact the relevant city hall.

[Taxpayers]

▶ **Per-property levy**

Corporations or individuals whose total floor space of offices in the 23 special wards in Tokyo is more than 1,000 m² (tax exemption limit).

▶ **Per-employee levy**

Corporations or individuals whose total number of employees in offices located in the 23 special wards in Tokyo is more than 100 (tax exemption limit).

[Tax payment]

▶ **Per-property levy**

Floor areas of offices (m²)

×

Tax rate ¥600

▶ **Per-employee levy**

Total amount of employee's salary

×

Tax rate 0.25%

[Due date and procedures for tax payment]

The tax must be declared and paid to the Metropolitan Taxation Office with administrative jurisdiction over the area in the 23 special wards, in which the principal place of business is located, within two months from the closing date of the business year in case of corporations, and for individuals by March 15 of the year following the year when the business was conducted.

Different from business tax on corporations, metropolitan inhabitant tax on corporations, etc., the establishment tax has no system for extending the due date of filing a tax return.

○ List of Administrative Jurisdictions of Metropolitan Taxation Offices Pertaining to Establishment Tax (in the 23 Special Wards)

Metropolitan Taxation Offices	Administrative Jurisdiction Areas
Chiyoda Metropolitan Taxation Office	Chiyoda Ward, Bunkyo Ward, Kita Ward, Arakawa Ward, Adachi Ward
Chuo Metropolitan Taxation Office	Chuo Ward, Taito Ward, Sumida Ward, Koto Ward, Katsushika Ward, Edogawa Ward
Minato Metropolitan Taxation Office	Minato Ward, Shinagawa Ward, Ota Ward
Shinjuku Metropolitan Taxation Office	Shinjuku Ward, Meguro Ward, Setagaya Ward, Shibuya Ward, Nakano Ward, Suginami Ward, Toshima Ward, Itabashi Ward, Nerima Ward

(Note) Tax return can be also filed, and application forms submitted, at the Taxation Office of the ward where the principal business establishment, etc. is located

● **Business Establishment, etc.**

The term “business establishment” refers to offices and establishments regardless of whether they are owned or rented. Specifically, this includes offices, stores, factories and warehouses.

● **Decision on Tax Exemption Limit**

The tax exemption limits are decided for per-property levy and per-employee levy respectively in accordance with the actual status as of the final day of the business accounting year for corporations and as of December 31 for individuals.

Filing of Establishment Tax Return

The following declarations are required in addition to filing of tax return.

(Note 1) For the following declarations that are related to establishment tax in the 23 special wards, electronic declarations using eLTAX (Local Tax Portal System), as well as electronic applications and notification are accepted. See Page 32 for details.

(Note 2) In line with the introduction of the Individual Number (“My Number”) System, it may be necessary to enter your Individual Number or corporate number when submitting a declaration. See Page 90 for details on the Individual Number System.

(1) Declaration of Not Exceeding the Tax Exemption Limit

In the following cases (A) to (C), corporations must declare within two months of the closing date of each fiscal year and individuals must declare until the following March 15 of the year in which they transacted the business.

- (A) When a taxpayer was liable to tax in the previous business year or previous taxation period related to individual taxes
- (B) When the total floor area of business establishment, etc. located in the entire area of the 23 special wards is over 800 m² and not more than 1,000 m²
- (C) When the total number of employees in the business establishment, etc. located in the entire area of the 23 special wards is over 80 and not more than 100.

(2) Declaration of Foundation/Closure of Business Establishment, etc.

Those who founded or closed the business establishment, etc. in the 23 special wards are responsible for declaration within one month after the date of foundation or closure.

(3) Declaration of Leasing Buildings Used as Business Establishment

Those who lease building for business purpose (corporations or individuals engaged in the business) in the 23 special wards are responsible for declaration.

- (A) When newly leasing building for business purpose:
Declaration has to be made within two months from the day on which the new lease is made.
- (B) When there is a change in lease declaration:
Declaration has to be made within one month from the day on which lease conditions changed.

○ Places to submit declaration form regarding (1) to (3) as above in the 23 special wards:

- (1): Metropolitan Taxation Office* with administrative jurisdiction over the location of the principal business establishment, etc.
* Tax return can be also filed and submitted at the Taxation Office of the ward where the principal business establishment, etc. is located.
- (2), (3): The Metropolitan Taxation Office* with administrative jurisdiction over the area where the business establishment that was newly founded /closed or the buildings that are leased to be used as business establishments are located.
* Declaration forms can also be filed and submitted at the Metropolitan Taxation Office located in the ward where the business establishment that was newly founded/closed or the buildings that are leased as business establishments are located.

Declaration forms can also be obtained from the website of the Tokyo Metropolitan Government Bureau of Taxation.
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Mine Lot Tax

Taxes are imposed on the rights to dig mineral reserves (mining right).

[Taxpayers]

Those who have a mining right in the mine located within Tokyo

[Tax payment]

Type of mine lot		Tax payment
Mine lot with the mining right not for placer mining	Mining lot for exploratory drilling	¥200 per hectare/year*
	Mining lot for digging	¥400 per hectare/year*
Mine lot with the mining right for placer mining	Riverbed	¥600 per 1,000 m of extension/year
	Non riverbed	¥200 per hectare/year

* Taxes for mine lot for petrol/combustible natural gas are 2/3 of the above amount.

[Due date and procedures for tax payment]

The mine lot tax is to be paid, in principle, in May in accordance with the Tax Notice sent from the relevant Metropolitan Taxation Office (island branch office).

Fixed Assets Tax (Depreciable Assets)

This is a municipal tax imposed on the owners of fixed assets (depreciable assets) other than land/buildings. While the tax on the fixed assets (depreciable assets) located in the Tama or island areas are imposed by the municipality, the tax on the fixed assets in any of the 23 special wards is imposed by the Tokyo Metropolitan Government as an exceptional measure.

● Definition of “Depreciable Assets”

Depreciable assets are defined as the business assets excluding land/buildings where the amount of depreciation or depreciation expense is included in losses or necessary expenses when calculating the income pursuant to the Corporation Tax Act or the Income Tax Act. These assets include the structures, machinery, equipment and fixtures, which the corporations or individual business operators have acquired for business use.

● Types of Depreciable Assets and Examples

Types of assets	Examples
Structures	Power substation, paved roads, gardens, exterior works such as gates, walls, fences and greening facilities, billboards including advertising towers, etc.
Machinery and equipment	Machinery and equipment including various types of production equipment, vehicles corresponding to construction equipment among large-sized special-purpose motor vehicles (category numbers “0, 00 to 09, and 000 to 099”), mechanical parking facilities (including turntables), etc.
Ships and vessels	Boats, fishing boats/vessels, pleasure boats, etc.
Aircrafts	Airplanes, helicopters, gliders, etc.
Automobiles and other vehicles	Large-sized special-purpose motor vehicles (category numbers “9, 90 to 99, and 900 to 999”), etc.
Tools, appliances and fixtures	PCs, display cases, signboards (neon sign), medical equipment, measuring equipment, molds, barber and hairdressing equipment, partitioning screens, air conditioners, furniture for drawing rooms, cash register, vending machines, etc.

[Taxpayers]

Those who are registered in the fixed assets tax ledger as owners of depreciable assets as of January 1

[Tax payment]

$$\text{Standard taxable value} \times \text{Tax rate (1.4\%)}$$

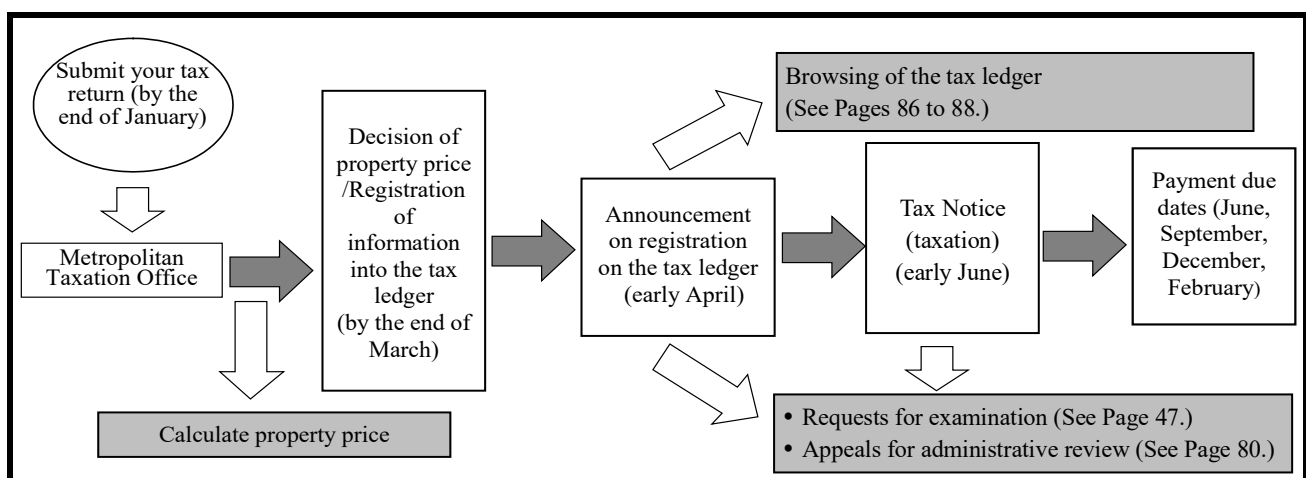
If the standard taxable value calculated at assessment is less than ¥1,500,000 (tax exemption limit), no fixed assets tax is imposed, and therefore a Tax Notice is not issued.

[Due date and procedures for tax payment]

In principle, taxpayers shall pay the tax four times a year in June, September, December, and February based on the Tax Notice that is sent in the first tax due month in June. (For due dates on tax payment in each city, town, or village municipality, see Page 104.)

For payment methods, see Pages 75 to 78 for details.

● Procedures from Submission of Tax Return to Taxation



◇ Submitting your tax return

Those who possess depreciable assets as of the date of taxation (January 1) in any given year shall report the depreciable assets concerned to the Metropolitan Taxation Office in the ward where the assets are located by January 31 of that year. To prepare a tax return on depreciable assets, corporations should refer to the fixed assets ledger and the corporate tax return form (e.g., Appendix 16 (1)(2)) and individuals should refer to the depreciation details in their income tax return, the fixed assets ledger, etc.

● In the Following Cases

◇ When owning buildings:

Fixed assets tax is imposed on the depreciable fixed assets, including the facilities equipped to the buildings such as power substation and storage battery system, mechanical parking facilities (including turntables), exterior works and advertising towers, etc.

◇ When renting offices or other spaces (as tenants, etc.):

The tax is imposed on the depreciable fixed assets such as interior finishing, fixtures and building equipment installed by a tenant.

◇ Treatment of small sums of depreciable assets

○ = Subject to submission of returns × = Not subject to submission of returns

Depreciation method \ Acquisition value	Less than ¥100,000	¥100,000 to less than ¥200,000	¥200,000 to less than ¥300,000	¥300,000 and above
Individual depreciation	○	○	○	○
Special provision for small business enterprises	○	○	○	
Inclusion into temporary deductible expenses	×			
Three-year lump-sum depreciation	×	×		

(Note) Submission of returns may apply to the assets with an acquisition value of less than ¥200,000.

Information on Electronic Tax Declaration/Tax Payment

The Tokyo Metropolitan Government accepts electronic declaration, which utilizes eLTAX (Local Tax Portal System), for business tax on corporations, special corporate enterprise tax, local corporation special tax, metropolitan inhabitant tax on corporations, establishment tax in the 23 special wards, fixed assets tax (on depreciable assets) in the 23 special wards, metropolitan inhabitant tax (on interest income/on dividend income/on capital gain from shares, etc.), prefectural tobacco tax, golf course utilization tax, accommodation tax, gas oil delivery tax and mine lot tax. Electronic tax payment may be made using eLTAX also for business tax on corporations, special corporate enterprise tax, local corporation special tax, metropolitan inhabitant tax on corporations, the establishment tax in the 23 special wards and metropolitan inhabitant tax (on interest income/on dividend income/on capital gain from shares, etc.), prefectural tobacco tax, golf course utilization tax, accommodation tax and gas oil delivery tax.

The services now available for use in Tokyo are listed below.

(As of April 1, 2025 (R7))

	Electronic declaration	Electronic application and notification	Electronic tax payment
Business tax on corporations Special corporate enterprise tax Local corporation special tax Metropolitan inhabitant tax on corporations	☐ Provisional return ☐ Interim return ☐ Final return ☐ Per-capita levy return ☐ Liquidation final return ☐ Revised return etc.	☐ Notification of establishment of corporation ☐ Notification of change ☐ Application for reduction or exemption from business tax on corporations (Tax System for Encouraging Small Business Enterprises to Save Energy Consumption) ☐ Revised request for review ☐ Application for approval and notification of the disposition of extending the due date of submitting return ☐ Notification of approval, etc. of the group relief system pertaining to corporate tax etc.	☐ Payment of principal tax ☐ Payment of delinquent charge ☐ Payment of additional charge ☐ Pro forma payment/deemed payment
Establishment tax in the 23 special wards	☐ Return upon payment ☐ Revised return ☐ Return of not exceeding the tax exemption limit ☐ Return of leasing houses and buildings for business purposes	☐ Inauguration or abolition of business establishments ☐ Application for reduction or exemption of establishment tax ☐ Details regarding deemed joint business etc.	☐ Payment of principal tax ☐ Payment of delinquent charge ☐ Payment of additional charge
Fixed assets tax (on depreciable assets) in the 23 special wards	☐ Depreciable assets return	_____	_____
Metropolitan inhabitant tax (on interest income/on dividend income/on capital gain from shares, etc.)	☐ Normal return (initial return) ☐ Additional return	_____	☐ Payment of principal tax ☐ Payment of delinquent charge ☐ Payment of additional charge
Prefectural tobacco tax	☐ Normal return/revised return ☐ Refund claim return	☐ Reporting of business establishment, discontinuation, etc.	☐ Payment of principal tax ☐ Payment of additional charge ☐ Payment of delinquent charge
Golf course utilization tax	☐ Return upon payment	☐ Application to register a special collecting agent ☐ Notification of tax payment exemption	☐ Payment of principal tax ☐ Payment of additional charge ☐ Payment of delinquent charge
Accommodation tax	☐ Return upon payment	☐ Application to register a special collecting agent ☐ Application for designation, etc. of special persons responsible for tax return and payment deadlines ☐ Application for combined tax return and payments, etc. ☐ Application for tax payment exemption relating to foreign ambassadors, etc. etc.	☐ Payment of principal tax ☐ Payment of additional charge ☐ Payment of delinquent charge
Gas oil delivery tax	☐ Return upon payment	☐ Notification of business discontinuations, etc. ☐ Application to register a special collecting agent ☐ Applications for the issue of tax-exempt gas oil user permits and tax-exempt permits ☐ Reporting relating to dealings of tax-exempt gas oil etc.	☐ Payment of principal tax ☐ Payment of additional charge ☐ Payment of delinquent charge
Mine lot tax	_____	☐ Filing and reporting of items relating to mine lot tax assessment and collection	_____
Procedures common to each taxation item	Common procedures such as making requests for corrections, applying for postponement of tax collection and applying for postponement of encashment can also be conducted using eLTAX.		

(Note) For a list of the procedures corresponding to particular taxation items which are not described above, and for more details of the tax item common procedures, please see section 9 of the “PCdesk Next Guide (Applications, etc.)” described in the “PCdesk Next Special Pages” on the eLTAX website (Japanese only).

<Local Tax Common Tax Payment System>

For all local public bodies, electronic tax payments can be made all together in a one-time procedure utilizing eLTAX.

For more details, please confirm Page 78 or the eLTAX website (Japanese only) below.

<Time of availability of eLTAX services>

[Availability of various procedures]

Services are available from 8:30 a.m. through 12:00 a.m. (midnight), Mondays through Fridays (except on Saturdays, Sundays, other holidays and year-end holidays (December 29 – January 3))

* While the system can in principle be used only during the time bands described above, there will be days when 24-hour use is possible and days when the system can be used during holidays.

For more details, please confirm the eLTAX website (Japanese only).

<For inquiries regarding electronic procedures>

[eLTAX website] <https://www.eltax.lta.go.jp/> (Japanese only)

[“Frequently Asked Questions” on the eLTAX website] <https://eltax.custhelp.com/> (Japanese only)

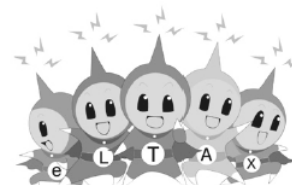
<For inquiries regarding the contents of your declaration and tax payment>

[Electronic declaration, application and notification]

Group in charge of relevant tax item at Metropolitan Taxation Office with administrative jurisdiction

[Electronic tax payment]

Group in charge of collection management at Metropolitan Taxation Office with administrative jurisdiction



Mascot of eLTAX

eL RANGER

Taxes Related to Real Estate

Real Estate Acquisition Tax

Tax is imposed on those who acquired real estate such as through purchases of land and buildings or through construction of a residence/building, regardless of whether the property is registered or not. However, for the acquisition through inheritance, etc., the tax is not imposed in certain cases.

[Taxpayers]

Those who have acquired land or buildings (regardless of individuals or corporations) by purchase, gift, exchange, or construction (new construction, enlargement of buildings, and remodeling) regardless of whether the acquisition was a paid or gratuitous acquisition, or whether or not it was registered.

[Tax payment]

$$\boxed{\text{Assessed value of acquired real estate (standard taxable value)*1}} \times \boxed{\text{Tax rate*2}}$$

*1 For housing land, etc. (housing land or evaluated housing land) acquired on or before March 31, 2027 (R9), the standard taxable value of housing land is the acquisition price $\times 1/2$.

*2 Tax rates are as shown in the following table.

Date of Acquisition	Land	Building (Residence)	Building (Non-residence)
From April 1, 2008 (H20) to March 31, 2027 (R9)	3/100	4/100	4/100

[Due Date and Procedures for Tax Payment]

Tax Notice is sent from the Metropolitan Taxation Office/Island Branch Office. The tax shall be paid by the due date mentioned in the Tax Notice.

See Pages 75 to 77 for details on the tax payment procedure.

● Value of Acquired Real Estate

The value of the acquired real estate is imposed and determined based on the Standard Valuation Code of Fixed Assets, which was established by the Minister for Internal Affairs and Communications. The assessed values are basically equivalent to the registered prices in the fixed assets tax ledger, with the exception of newly constructed residences/buildings, etc.

In addition, when land and/or buildings are received as gifts or acquired by exchange, the values are equivalent to the registered prices in the fixed assets tax ledger.

● Tax Exemption Limit

Where the standard taxable value is less than the following amounts, real estate acquisition tax is not imposed.

Land.....	¥100,000
Buildings {	New/extension/renovation.....¥230,000
	Others (sale, etc.).....¥120,000

● Notification of the Acquisition of Real Property

Submit notification to the Metropolitan Taxation Office (or branch office/island branch office) with administrative jurisdiction over the area, where the land/buildings are located, within 30 days from the date of acquisition.

Notification is also required for acquisition of unregistered assets.

However, in cases where registration has been applied for within 30 days from the date of real estate acquisition, notification is not required in principle.

● Tax Deduction for Residential Building Acquisition

(1) Newly Built Residential Buildings (Including Extended and Renovated Residential Buildings):

[Requirements] A certain amount is deducted from the assessed value of residential buildings if the floor area*¹ of the buildings meet the requirement below.

	Lower limit		Upper limit
	Detached house	Houses other than detached houses* ²	
Houses other than the ones for rent	50 m ² or more	50 m ² or more	240 m ² or less
Houses for rent	50 m ² or more	40 m ² or more	240 m ² or less

*¹ The floor area in the present circumstances, which may differ from the registered floor area, is used for assessment. The floor space of condominiums, etc., includes the floor area of the common space divided proportionally in accordance with the floor area of the private space.

*² Houses other than detached houses refer to condominiums, etc. with sectional ownership or apartments, etc. with structurally independent lot. The assessment of the requirements of floor space is conducted for each independent lot.

[Deduction] ¥12,000,000*³ (For buildings valued at less than ¥12,000,000, the deduction is equal to the value.)

*³ For houses other than detached houses, the deduction applies to each independent lot.

For new residential buildings meeting the criteria for long-term quality housing, which is stipulated in the Act on the Promotion of Diffusing Long-term Quality Housing, the deduction amount is ~~¥13,000,000~~. (This provision applies only to the buildings that were/will be acquired on or before March 31, 2026 (R8))

[Calculation of tax amount]

{(Assessed value of residential buildings) – (Deduction)} × Tax rate 3% = Tax amount

(2) Used Residential Buildings

[Requirements] A certain amount is deducted from the assessed value of residential buildings, which meet all of the following requirements (A through C).

Requirements	Details	
(A) Residential requirement (Note) It is necessary that the state of the building at time of acquisition was “residence”.	Residential building that was acquired by the owner as his or her own personal residence. (If a building designed for non-residential use is to be remodeled for residential use, the said remodeling work must be completed prior to the acquisition.)	
(B) Floor area requirement	50 m ² to 240 m ² (Assessment of floor area requirement is to be identical to that of the “Case of Newly Built Residential Buildings.”)	
(C) Earthquake-proofing standard requirement*¹	Building newly built on or after January 1, 1982 (S57)	Residential building that has been certified as the one meeting new earthquake-proofing standards in an earthquake-resistance inspection conducted by an architect or other expert (said inspection for certification must have been completed <u>within two years prior to the date of acquisition of the residence</u>) among the buildings that do not meet the structural requirement stated in the left column.

*¹ Even if a used residential building (limited to residential buildings acquired on or after April 1, 2014 (H26)) does not meet the requirements stated in (C) above, a certain amount may be deducted from the tax amount on the residential building in case that the seismic retrofitting is conducted within six months of acquisition, the certification that the building meets new earthquake-proofing standards is obtained, the building is used for resident and such retrofitting is completed before residential use commencement. The premises may also be eligible to receive a reduction of taxes (limited to premises acquired on or after April 1, 2018 (H30)). For details, please contact the Metropolitan Taxation Office (or island branch office) with administrative jurisdiction over the area where the building is located.

[Deduction]

Date of Construction	Deduction	Date of Construction	Deduction
Jul. 1, 1954 (S29) to Dec. 31, 1963 (S38)* ²	¥1,000,000	Jul. 1, 1981 (S56) to Jun. 30, 1985 (S60)* ²	¥4,200,000
Jan. 1, 1964 (S39) to Dec. 31, 1972 (S47)* ²	¥1,500,000	Jul. 1, 1985 (S60) to Mar. 31, 1989 (H1)	¥4,500,000
Jan. 1, 1973 (S48) to Dec. 31, 1975 (S50)* ²	¥2,300,000	Apr. 1, 1989 (H1) to Mar. 31, 1997 (H9)	¥10,000,000
Jan. 1, 1976 (S51) to Jun. 30, 1981 (S56)* ²	¥3,500,000	Apr. 1, 1997 (H9) or later	¥12,000,000

*² For used residential buildings newly built on or before December 31, 1981 (S56), only buildings that have been certified as meeting new earthquake-proofing standards are eligible. For details, see the requirements stated in (C) above.

[Calculation of tax amount]

(Assessed value of residential buildings – Deduction)*³ × Tax rate 3% = Tax amount

*³ If you acquire equity interest in the house, the amount would be amount of price and deduction of the house multiplied by such equity interest.

● Reduction or Exemption on Real Estate Acquisition Tax relating to the New Construction of Tokyo Zero Emission Houses (Buildings)

The real estate acquisition tax applied to newly constructed Tokyo Zero Emission Houses satisfying any of the following requirements is reduced or exempted.

(1) Houses for which applications have been made between April 1, 2022 (R4) and September 30, 2024 (R6) for confirmation of the design based on the “Guidelines relating to the Certification of Tokyo Zero Emission Houses”

Requirements for obtaining reduction or exemption	- Out of the subsidy targets of the Subsidy Allocation Guidelines for the Project to Promote Introduction of Tokyo Zero Emission Houses, either of the following items (1) or (2) must apply. (1) A solar power generation system*¹ with the power generation output of less than 50 kW must be installed. (2) The Level 2 or Level 3 standards*² must be satisfied. - For new construction, the initial real estate acquisition tax must be taken as the taxation subject. - Applications for tax reduction or exemption must have been submitted together with the required documents including the Tokyo Zero Emission House Certificate, the Design Confirmation Document for Tokyo Zero Emission Houses, and other documents.
Tax reduction or exemption rates	When items (1) or (2) are satisfied, 50% of the real estate acquisition tax pertaining to the house will be reduced. (When both items (1) and (2) are satisfied, 100% of the real estate acquisition tax is exempted.)

*1 Limited to systems which comply with the standards in Item 4 of the Tokyo Zero Emission House Guidelines and that are described in a Tokyo Zero Emission House Certificate.

*2 Refer to the Level 2 or Level 3 which is stipulated in Item 3 of the Tokyo Zero Emission House Guidelines.

(2) Houses for which applications have been made between October 1, 2024 (R6) and March 31, 2029 (R11) for confirmation of the design based on the “Guidelines relating to the Certification of Tokyo Zero Emission Houses”

Requirements for obtaining reduction or exemption	- The house must be a subsidy target of the Subsidy Allocation Guidelines for the Project to Promote Introduction of Tokyo Zero Emission Houses. - For new construction, the initial real estate acquisition tax must be taken as the taxation subject. - Applications for tax reduction or exemption must have been submitted together with the required documents including the Tokyo Zero Emission House Certificate, the Design Confirmation Document for Tokyo Zero Emission Houses, and other documents.
Tax reduction or exemption rates	- Level A: 100% of the real estate acquisition tax relating to the house - Level B: 80% of the real estate acquisition tax relating to the house - Level C: 50% of the real estate acquisition tax relating to the house * Refers to the Level A, Level B or Level C stipulated in Item 3 of the Tokyo Zero Emission House Guidelines.

● Reduction for Residential Land Acquisition

Where a residential building site subject to the section “Tax Deduction for Residential Building Acquisition” on Page 34 are acquired, a certain amount is deducted from the land tax if any of the following requirements are met.

«Acquisition of land for new residential building»

Category	Requirements
Acquisition of land before the construction of residential building	The new house must be built on the land within three years* of acquiring the land (provided that (1) the acquirer of the land continues to own the land until the construction of the new house and, (2) the person having acquired the land from the acquirer of the land (the counterpart of the transfer) builds a new house.)
Acquisition of land after the construction of residential building	(A) Those who built a new residential building on the leased land acquire that land within one year from the construction of the residential building. (B) Those who acquired new and not-used residential building and its site within one year from the day of the construction of the residential building (including simultaneous land/house acquisition).

* For land which was/will be acquired on or before March 31, 2026 (R8), in the case where it is difficult to build a new house within three years since the land acquisition, the tax can be reduced within four years since its acquisition when found to be in compliance with the requirements designated by the ordinance (For apartment houses, etc. with 100 or more units in one building, where it is deemed to take more than three years for new construction due to unavoidable circumstances).

«Acquisition of the land for used residential building»

Category	Requirements
Acquisition of land prior to residential building	Individuals, who purchase the land, acquire the residential building on the land within one year of the land purchase (including simultaneous land/residential building acquisition)
Acquisition of land after residential building	Individuals, who leased the land to acquire the residential building, acquired the land within one year of the acquisition of residential building

«Tax reduction»

Following amount of either (A) or (B), whichever is larger, can be reduced.

(A) ¥45,000 (For amounts of less than ¥45,000, the deduction is equal to the amount.)

(B)

 ×

 ×

* For acquisition of residential land or the like (residential land or land assessed as residential land) not later than March 31, 2027 (R9), the assessed value of land per m² is calculated based on the 1/2 of the assessed value.

(Note) If you are acquiring equity interest in the house, the amount would be the product of the amount obtained in (B) above with the amount of equity interest.

● Declaration for Tax Reduction

Apply for tax reduction by submitting the necessary documents (in principle, copies are acceptable) to the Metropolitan Taxation Office (or branch office/island branch office) with administrative jurisdiction over the area, where the land/building are located, in principle, within 60 days from the date of acquisition of the residential building or land for residential use.

	Necessary documents
Newly built residential building	Contract document for construction work / certificate of inspection or certificate of registered items (buildings) / floor plan (in the case of multipurpose residential buildings with residential complexes and stores, etc.) / long-term quality housing certification notice (for certified long-term quality housing)
Used residential building	Certificate of registered items (buildings) / resident record (those with no entry of Individual Number)
Land for residential use	Certificate of registered items (land) / documents required for the reduction of taxes on newly built or used residential buildings as mentioned above

(Note) Documents (purchase and sales contract, receipts for final expenses, etc.) other than those mentioned above may need to be submitted as required.

● Calculation of Real Estate Acquisition Tax

[Example] A newly built residential building as well as land was purchased in May 2025 (R7).

The area of the land is 125 m² and the total floor area of the residential building is 100 m².

The purchase price (assessed value) is ¥72,000,000 for the land and ¥12,600,000 for the building.

What is the amount of tax due?

[Calculation]

Building	Assessed value	(A)	¥12,600,000	Confirm the requirements of “Tax Deduction for Residential Building Acquisition” on Page 34. (See “Deducted amount” on Page 34.)
	Reduction for the residential building acquisition	(B)	¥12,000,000	
	Standard taxable value	(C)	¥600,000	
	Tax payment		¥18,000	
Land	Assessed value	(D)	¥72,000,000	(D) × 1/2 (See Page 33.) (E) ÷ Total land area (m ²) (E) × (Tax rate 3%) (See “Tax Reduction” (A) on Page 36.)
	Standard taxable value	(E)	¥36,000,000	
	Assessed value per 1 m ²	(F)	¥288,000	
	Tax amount	(G)	¥1,080,000	
	Reduction for land for residential use (Residential building reduction)	(H)	¥45,000	
	Reduction for land for residential use (Residential building reduction)	(I)	¥1,728,000	
	Deduction (Residential building reduction)	(J)	¥1,728,000	
	Tax payment		¥0	

Therefore, the tax due is: Building ¥18,000 + Land ¥0 = ¥18,000

Taxes Related to Real Estate

The relationship between real estate (including land and buildings) and taxation is as follows:

■ Purchase or new construction/ extension/renovating.....	Real estate acquisition tax, consumption tax (national tax), local government consumption tax, revenue stamp tax (national), etc.
■ Use of estate for commercial purposes.....	Establishment tax
■ Holding of estate	Fixed assets tax/city planning tax, etc.
* In addition to the above, the following taxes also apply in the circumstances described below.	
• Where the estate is leased.....	Income tax and special income tax for reconstruction (national), inhabitant taxes (metropolitan tax, ward and municipal tax), business tax on individuals, consumption tax (national), local government consumption tax, fixed assets tax (depreciable assets)
■ Sales of real estate	Income tax and special income tax for reconstruction (national) on capital gains, inhabitant taxes (metropolitan tax, ward and municipal tax), consumption tax (national), local government consumption tax, revenue stamp tax (national)
■ Inheritance	Inheritance tax (national)
■ Acquisition as gift	Gift tax (national), real estate acquisition tax
■ Registration of estate	Registration and license tax (national)

(Note) For details on national taxes, please contact the Tax Office (National Tax) having jurisdiction over your area (see Page 102).

Fixed Assets Tax (Land & Buildings)

While the municipal governments impose taxes on fixed assets in Tama and the island areas, the Metropolitan Government imposes the metropolitan tax on fixed assets in the 23 special wards as an exceptional measure.

● Fixed Assets

“Fixed asset” is a general term for land, buildings and depreciable assets, including the followings:

[Land]	Rice fields, farms, residential land, mineral springs, ponds and swamps, forests, stock farms, wasteland and land for other purposes (miscellaneous land)
[Buildings]	Residential buildings, stores, factories (including power stations and substations), warehouses and buildings for other purposes
[Depreciable assets]	Business property such as structures, machinery, equipment, vessels, aircrafts, tools, instruments, fixtures that are subject to depreciation under the Corporate Tax Act or Income Tax Acts, excluding the property subject to motor vehicle tax (category base) or light motor vehicle (category base) (See Pages 30 and 31 for fixed assets tax on depreciable assets.)

[Taxpayers]

Those who are registered in the fixed assets tax ledger as owners of land and/or buildings as of January 1

► Taxpayer Subsequent to Transfer of Assets

In the event that the transfer of ownership of assets is executed on or after January 2, the obligation for paying taxes on the assets is not transferred.

Although there may be cases in which the burden of the fixed assets tax is adjusted between the parties based on the sales contract or the like in proportion to the length of period of ownership, such an arrangement would be nothing more than to bind the parties concerned.

[Tax payment]

► Land and buildings

Standard taxable value*	×	Tax rate 1.4%	–	Reduction amount, etc.
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* Price registered in the fixed assets tax ledger (see Pages 38 to 42 for land).

[Due date and procedures for tax payment]

In principle, taxpayers shall pay the tax four times a year in June, September, December, and February based on the Tax Notice that is sent in the first tax due month in June. (For due dates on tax payment in each city, town, or village municipality, see Page 104.)

For land and buildings, the Tax Notice is accompanied by a detailed specification of tax assessment.

For payment methods, see Pages 75 to 78 for details.

● Assessed Value of Fixed Assets

The value of fixed assets is the price that is determined by the prefectural governors or the mayors of city, town or village on the basis of the Standard Valuation Code of Fixed Assets, which was established by the Ministry of Internal Affairs and Communications, and then registered in the fixed assets tax ledger.

● Assessed Value of Land and Buildings

Once every three years, an across-the-board revaluation is carried out to determine new prices. The fiscal year of this revaluation is called the standard taxable year, and FY2024 (R6) is one of the standard taxable years.

In the second (FY2025 (R7)) and third (FY2026 (R8)) years following the standard taxable year, the prices set in the basic year (FY2024 (R6)) are retained. However, fixed assets are newly assessed to determine new prices, such as in the case of subdivided/consolidated land tracts or newly built, extended or renovated houses.

● Tax Exemption Limit

The fixed assets tax is not imposed when the total standard taxable value of fixed assets owned by the same person in the same municipality is less than the following:

Land: ¥300,000 Building: ¥200,000

● Definition of Residential Land and its Special Cases

(1) Residential Land is Defined as the Land that Meets One of the Following Conditions as of the Base Date for Assessment (January 1).

- (A) The land used as a site for exclusively residential dwelling (residential building used exclusively as dwelling space) with a maximum area 10 times larger than the floor area of the residential building that is actually built on it.
- (B) The land used as a site for a dwelling house combined with other use (part of the building is used as dwelling space, and the proportion of dwelling space to the floor space of the residential building* is 25% or more) with the area of site calculated by multiplying the area by the rates shown in the table below. (However, the area will be the one calculated by multiplying 10 times the size of the residential building by the rates shown below if the land area is more than 10 times larger than the floor area of the residential building located on it.)

Types of dwelling house combined with other use	Proportion of dwelling space*	Rates
Residential buildings other than the ones listed below	25% or more to less than 50%	0.5
	50% or more	1.0
Fireproof residential buildings with five or more stories above the ground	25% or more to less than 50%	0.5
	50% or more to less than 75%	0.75
	75% or more	1.0

* Proportion of dwelling space = Floor space of dwelling portion / Floor space of the residential building

(2) Special Measures for Standard Taxable Value

Special measures for standard taxable value of residential land have been taken for the land used as house lot so as to lighten the tax burdens.

The fixed assets tax on land for residential use to which the special measures are applied (amount of regular standard taxable value) is calculated as shown in the table below according to the type of residential land, fixed assets tax and city planning tax.

Type of residential land		Fixed assets tax	City planning tax
Small-scale residential land	Residential land with up to 200 m ² per residential building*	Assessed value × 1/6	Assessed value × 1/3
General residential land	Residential land other than land for small-sized residence	Assessed value × 1/3	Assessed value × 2/3

*Although in principle the number of housing units shall be one unit in one building, in the case where there are a number of independently partitioned parts for residential use, such as single rooms in an apartment, this number shall be taken.

(Note) If houses are applicable to “specified vacant houses, etc.” or “unmaintained vacant houses, etc.” in the Law for Special Measures to Promote Dealing with Vacant Houses, and sites of houses for which the necessary measures with regard to advice given from the ward were not taken by the base date of assessment (January 1), special measures of the standard taxable value shall not apply to.

● Declaration of Residential Land

In the following cases, it is necessary to submit a “Declaration of Residential Land, etc. for Fixed Assets Tax Purposes” form with the Tokyo Metropolitan Taxation Office having jurisdiction over the ward where the land is located on or before January 31 (February 2, 2026 (R8) in FY2025 (R7)) of the following year.

- (1) A new residential building is acquired or extended.
- (2) All or a part of a residential building is demolished.
- (3) A residential building is rebuilt*¹.
- (4) All or a part of the existing residential building is converted for a different purpose other than residence (e.g. from a house to a shop, or vice versa).
- (5) Land use is converted (e.g. utilizing land that was previously a garden as a parking lot).
- (6) A residential building is destroyed or damaged due to disasters, etc.*²

*¹ Regarding 3) “A residential building is rebuilt.”

As of the date of assessment (January 1), in principle the land on which a residential building is being constructed or where the construction is planned is not regarded as residential land. However, in cases where certain conditions are met, such as when an existing residential building is to be demolished and a residential building is to be rebuilt, the special measures of the standard taxable value are continued to be applied as residential land based on a declaration. For more details and the procedures, please contact the Tokyo Metropolitan Taxation Office (Land Group) having jurisdiction over the land that you own.

*² Please submit a “Declaration of Disaster-Damaged Residential Land for Fixed Assets Tax Purposes” form.

● Measures to Adjust the Tax Burden for Residential Land

(1) Balancing of Tax Burden Levels

The amounts of fixed assets tax and city planning tax are calculated in principle on the basis of the assessed value or the special measure amount (for residential land, the amount to which the special measures are applied (regular standard taxable value)).

As for land, however, in order to contain sudden rises in tax amounts due to revaluation, etc., a standard taxable value reflecting measures to adjust burden levels is used in the calculation.

In addition, for non-residential land where tax burden levels are between 60% and 70%, the measure to retain the standard taxable value set in the previous fiscal year will continue, in order to equalize the tax burden level (level of discrepancy between the price and the standard taxable value).

$$\text{Tax burden level (\%)} = \frac{\text{Amount of standard taxable value, etc. for FY2024 (R6)}^{*1}}{\text{Assessed value, etc. in FY2025 (R7)}^{*2}} \times 100$$

*¹ In the case where land was subdivided or consolidated within 2024 (R6), tax will be assessed according to the standard taxable value of FY2024 (R6) for similar land.

*² Asset values, etc. refer to any one of the followings:

- Amount to which special measures are applied (regular standard taxable value);
- Agricultural land in urbanization promotion area (assessed value × 1/3); or
- Assessed value in any other cases

(2) Tax Burden on Residential Land and Standard Taxable Value

○ Residential land:

Tax burden level of 100% or more → Regular standard taxable value (assessed value × 1/6 or assessed value × 1/3)

Tax burden level of less than 100% → Increase gradually

○ Commercial land, etc.:

Tax burden level of over 70% → Reduction to the legal upper limit (70% of the price) of the standard taxable value applied*

Tax burden level of between 60% and 70% → The standard taxable value for the previous fiscal year, etc.*

Tax burden level of less than 60% → Increase gradually

* Following the last fiscal year, the reduction measure has been taken to bring down the standard taxable values (the upper limit of burden level) for fixed assets tax and city planning tax applicable to commercial land, etc. (residential land used for non-residential uses, etc.) in the 23 special wards from 70% to 65% based on the municipal ordinance.

As a result, when the tax burden level is over 65%, the tax burden will be reduced to a level comparable to the case where the standard taxable value is lowered to 65% of the assessed value.

Measures to Reduce Tax Burden for Lands (in the 23 Special Wards)

(1) Reduction under Ordinance on Alleviation of Maximum Burdens Pertaining to Commercial Land (Reduction under the Item 2 of Article 15 of Bylaw to Metropolitan Tax Ordinance)

Following last fiscal year, the reduction measure has been taken to bring down the standard taxable value (the upper limit of burden level) for fixed assets tax and city planning tax applicable to commercial lands or the like (residential land used for non-residential uses, etc.) from 70% to 65% based on the Ordinance.

(2) Reduction under Ordinance Applicable to Lands with the Tax Amount of more than 110% over the Previous Fiscal Year (Reduction under the Item 3 of Article 15 of Bylaw to Metropolitan Tax Ordinance)

With a view to restraining a drastic increase in tax amount along with the rise of land prices, a measure is taken in which if the amount of fixed assets tax and city planning tax exceeds the product of multiplication of the pertinent tax amount for the last fiscal year by 1.1, the exceeding amount is reduced under the pertinent ordinance.

Note that where the prices change as a result of land tract subdivision/consolidation, or when the land certification has changed due to changes in the land use, the tax amount may surpass 110% of the amount in the previous fiscal year.

Reduction or Exemption Applicable to Land (in the 23 Special Wards)

The following tax reduction or exemption system is instituted as the own system in Tokyo.

Other major tax reduction or exemption systems are shown on Page 82.

(1) Reduction or Exemption of Fixed Assets Tax and City Planning Tax Applicable to Small-scale

Non-residential Lands

Following the last fiscal year, fixed assets tax and city planning tax on the part up to 200 m² out of a small-scale non-residential land (non-residential land area per lot is not more than 400 m²) is reduced by 20%. However, this reduction applies only to property owned by an individual or a corporation whose equity capital or investment is not more than ¥100,000,000.

To each taxpayer who will newly benefit from this measure, an application form will be sent. (Deadline of application filing: December 26, 2025 (R7)).

In order to obtain reduction or exemption, it shall be required to apply to the Tokyo Metropolitan Taxation Office for each ward where the owned land is located. However, those who received a reduction or exemption in FY2024 (R6) in the same ward need not reapply this year.

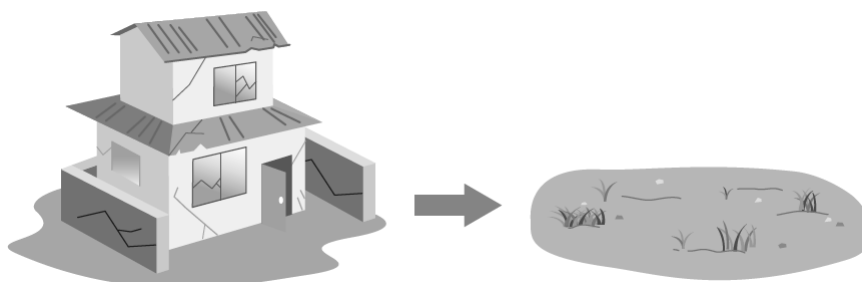
(2) Reduction or Exemption of Fixed Assets Tax and City Planning Tax Applicable to Land after the Demolition of Old Houses in Special Development Zones to Advance Fire Resistance

In order to prevent the occurrence of large-scale urban fires or a decline in city functions during an earthquake disaster in Tokyo, among the zones having densely built-up residential areas consisting of wooden houses, the Tokyo Metropolitan Government has designated those which are deemed to be in particular need of improvement as Promotion of Special Development Zones to Advance Fire Resistance (hereinafter referred to as “Fireproof Zones”), and is implementing measures together with the wards to promote fireproofing. One of the forms of special support provided for Fireproof Zones is an 80% tax reduction or exemption for a maximum of five fiscal years in the fixed assets tax and city planning tax imposed on land that has been cleared of old houses for fireproofing purposes, bringing it to the same level as land for residential houses.

◆ Requirements for reduction or exemption

- 1) The old houses that are demolished must be aging buildings which have exceeded 2/3 of their expected lifetimes.
- 2) Old houses must be demolished between the date of designation as a Fireproof Zone and March 31, 2026 (R8).
- 3) After the demolition of the old houses, the land certification must be converted from small-scale residential land to non-residential land.
- 4) The ward must certify that the cleared land is appropriately managed as an effective space for fire prevention (Land that is undergoing construction works for houses, etc. cannot be certified as effective space for fire prevention.)
- 5) The owner of the land on the day the old houses were demolished continues to own the land as of January 1 of the year for receiving reduction or exemption.
- 6) The “Application for Reduction or Exemption of Fixed Assets Tax” must be applied by the deadline for the first taxation period for fixed assets tax and city planning tax in the fiscal year for receiving reduction or exemption (on June 30 (or on the next working day if this date falls on a Saturday, Sunday, national holiday, or other holiday)).

(Note) For more details regarding the reduction or exemption requirements, please contact the Metropolitan Taxation Office in the ward where the owned land is located.



Tax Exemption of Roads (in the 23 Special Wards)

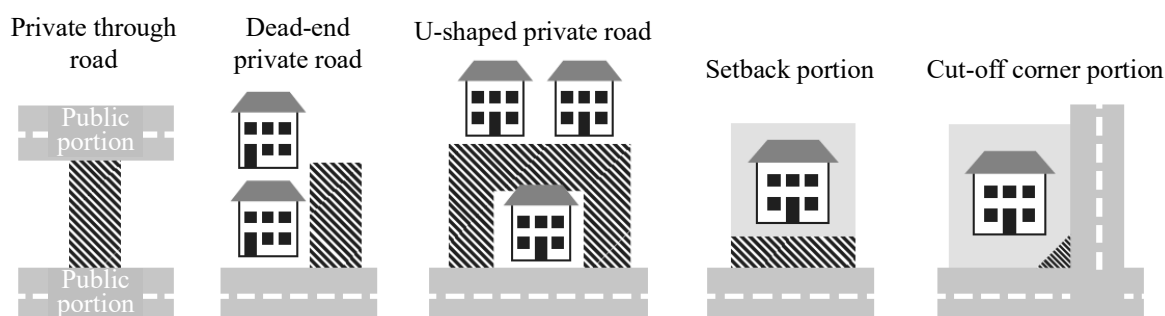
In case the land is used as a road (including the setback portion) and meets the given requirements, according to the stipulation by the Local Tax Act, the part used as the road of such land is not subject to fixed assets tax/city planning tax. In principle, for a declaration for tax exemption on land is submitted within the year, the Metropolitan Taxation Office will conduct an on-site survey, etc. and if the land is confirmed to be meeting requirements, it will not be subject to taxation from the fiscal year starting in April the following year.

◆ Main subjects for tax exemption in this system

- (1) Roads defined in the Road Act (National expressways, ordinary national roads, Tokyo municipal roads, and ward roads)
- (2) Private roads that satisfy the following conditions (Note: Except for land that was calculated as part of the lot area when the house was under construction)
 - 1) It does not have restrictions on use and is available for use by the general public.
 - 2) It has a form that can be objectively certified as a road.
 - 3) Either of the following shall be applicable.
 - **In the case of a “private through road” (a road in which the start and end points of the road connect to a different public road),** the entire length of the road is 1.8 m or more in width.
 - **In the case of a “dead-end private road” or “U-shaped private road”,** the road is used by two or more houses, the land is used exclusively for traffic, and the road is 4.0 m or more in width (1.8 m or more for former roads).
- (3) The following pieces of land* that are effectively serving as part of the roads described in (1) or (2) above.
 - Setback portion: This is the widened portion of a narrow street, etc. developed by a special ward, where the widened portion, etc. of a road is defined by the provisions of Article 42 Paragraphs 2, 3 and 5 of the Building Standards Act.
 - Cut-off corner portion: Cut-off corner portion as defined by the provisions of Article 2 of the Tokyo Metropolitan Building Safety Ordinance.

* It is necessary that the boundary of the road portion with the site portion is clearly demarcated with a fence, curb, joint, etc., and that the land does not have restrictions on use.

<Image Drawing> Applicable portion



◆ Necessary procedures

Submit the following documents to the Land Group of the Metropolitan Taxation Office in the ward where the owned land is located.

- Fixed Assets Tax and City Planning Tax Exemption Application Form (Road for Public Use)
- Drawings which allow precise confirmation of the position and the method for calculating the area of the road portion (e.g., Survey maps, building area plans, etc. which measured the area of the road portion)

Calculation of the Standard Taxable Value (Fixed Assets Tax (in the 23 Special Wards))

Category		Calculation of the tax burden level	Standard taxable value (FY2025 (R7))	
Residential land, etc.	Land for residential building	Small-scale residential land (Site of housing up to 200 m ² per residential building)	Tax burden level	Measures to adjust tax burdens, etc.
			100% or more	Regular standard taxable value ^{※1} (value × 1/6 or value × 1/3)
			Less than 100%	Standard taxable value for the previous year + (Regular standard taxable value ^{※1} × 5%) = A ^{※2}
		General (Residential land other than small-scale residential land)	※1 For the regular standard taxable value of the city planning tax pertaining to residential land, see Page 38. ※2 When A exceeds the regular standard taxable value, this will be the regular standard taxable value. When A falls below the regular standard taxable value × 20%, this will be the 20% equivalent amount.	
	Commercial land	FY2024 (R6) standard taxable value* FY2025 (R7) value × 1/3	Tax burden level	Measures to adjust tax burdens, etc.
			Over 70%	Value × 70% ^{※1}
			Between 60% and 70%	Standard taxable value for the previous year applied ^{※1}
			Less than 60%	Standard taxable value for the previous year + (Value × 5%) = A ^{※2}
			※1 Following the last fiscal year, the reduction measure has been taken to bring down the standard taxable values (the upper limit of burden level) for fixed assets tax and city planning tax applicable to commercial lands (lands for non-residential use) in the 23 special wards from 70% to 65% based on municipal ordinance. As a result, when the tax burden level is over 65%, the tax burden will be reduced to a level comparable to the case where the standard taxable value is lowered to 65% of the assessed value. ※2 When A exceeds the value × 60%, this will be the 60% equivalent amount. When A falls below the value × 20%, this will be the 20% equivalent amount.	
Agricultural land	Agricultural land taxed on par with residential areas (Agricultural land within an urbanization promotion area)	FY2024 (R6) standard taxable value* FY2025 (R7) value × 1/3	Tax burden level	Measures to adjust tax burdens, etc.
			100% or more	Regular standard taxable value (value × 1/3) ^{※1}
			Less than 100%	Standard taxable value for the previous year + (Regular standard taxable value ^{※1} × 5%) = A ^{※2}
			※1 For the city planning tax, the value × 2/3 ※2 When A exceeds the regular standard taxable value, this will be the regular standard taxable value. When A falls below the regular standard taxable value × 20%, this will be the 20% equivalent amount.	
	Agricultural land under conservation (Productive green area)	FY2024 (R6) standard taxable value* FY2025 (R7) value	FY2024 (R6) standard taxable value × Tax burden adjustment rate (However, the FY2025 (R7) value is taken as the limit.)	

* In cases where land was subdivided or consolidated within 2024 (R6), tax will be assessed according to the standard taxable value of FY2024 (R6) for similar land.

(Note) For other reductions, etc. on other land, see Pages 39 and 40.

Reduction of Fixed Assets Tax for Newly Built Residential Building

When a newly-built residential building satisfies the requirements for floor space laid out on Page 43, 1/2 of the fixed assets tax (corresponding to up to 120 m² of residential space per house) can be deducted for a total of three fiscal years beginning with the year in which the property becomes taxable (five fiscal years for residential building with three stories or more that have a fire-resistance or quasi-fire resistance system).

Similarly, for a residential building certified as long-term quality housing on or after June 4, 2009 (H21) and satisfying the requirements for floor area laid out on Page 43, 1/2 of the fixed assets tax (corresponding to up to 120 m² of residential space per house) can be deducted for a total of five fiscal years beginning with the year in which the property becomes taxable (seven fiscal years for residential buildings with three stories or more that have a fire resistance or quasi-fire resistance system).

The tax deduction for certified long-term quality housing requires declaration by January 31 (February 2, 2026 (R8) in FY2025 (R7)) of the year immediately following the construction of the residential building (the year of construction if construction is completed on January 1).

[Floor Space Requirements]

Category of residential buildings Date of construction	Detached house* ¹	Building combining shop, etc. and dwelling unit* ¹	Apartment house* ¹		Condominium, etc. with sectional ownership* ²	
	Floor area	Floor area for residential space	Floor area including the area of common floor space, such as corridors and stairs, which is proportionally divided in accordance with individual proportion of the total Houses for rent:		Exclusive residential space including the area of common floor space, such as corridors and stairs, which is proportionally divided in accordance with individual proportion of the total Houses for rent:	
Between January 2, 2005 (H17) and March 31, 2026 (R8)	Not less than 50 m ² up to 280 m ²	Not less than 50 m ² up to 280 m ²	Not less than 50 m ² up to 280 m ²	Not less than 40 m ² up to 280 m ²	Not less than 50 m ² up to 280 m ²	Not less than 40 m ² up to 280 m ²

*¹ Limited to cases where the floor area of the living space takes up no less than half of the total floor area.

*² Limited to cases where the living space of the exclusively owned space takes up no less than half of the exclusively owned space.

(Note 1) Proof of fire protection quasi-systems is required for the wooden houses with three stories or more that fall under the category of residential buildings with a fire protection quasi-system. For this purpose, a "Declaration for a Fixed Assets Tax Deduction" shall be submitted together with an "Application for Confirmation of Construction (copy)" and a "Certificate of Inspection (copy)" or a "Statement of House Performance Evaluation (copy)."

(Note 2) Buildings that have received advice from the ward to promote proper location may be excluded from the deduction subjects. For more details, please contact the Metropolitan Taxation Office in the ward where the asset is located.

Reduction of Fixed Assets Tax Associated with Housing Renovation, etc.

(1) Reduction of Fixed Assets Tax Associated with Renovation for Earthquake Resistant Structures of Housing

In case certain seismic retrofitting is done until March 31, 2026 (R8) for homes existing before January 1, 1982 (S57) to meet present earthquake-resistant standards, half the amount of fixed assets tax (limited to a corresponding 120 m² of living space per house) will be reduced for one fiscal year (two fiscal years for such houses, before retrofitting, was the passage for failure of existing seismic-ineligible buildings stipulated in the Act to Promote Earthquake-Proof Retrofitting of Buildings) from the next fiscal year after the completion date of retrofitting works (if the completion date is January 1, the fiscal year of the retrofitting)*. The requirements for such tax exemption or reduction are same as "Exemption or reduction of fixed assets tax and city planning tax (within 23 wards) for the houses which the seismic retrofitting is done". See Page 44 for details.

* The reduction will be two-thirds of such tax where the retrofit house is certified as a long-term high-quality house.

※ To take the reduction, a declaration shall be made within three months of the day of completion of renovation work, together with the specified documents (e.g. the document to prove that the renovation works meet present earthquake-resistant standards).

(2) Reduction of Fixed Assets Tax Associated with Quake-resistance Renovation for Buildings Included in the Safety Verification Plan

With regard to the buildings included in the safety confirmation plan or large-scale buildings requiring emergency safety confirmation, as stipulated in the Act on Promotion of Seismic Retrofitting of Buildings, through assistance from the government, in the case of renovation works carried out until March 31, 2026 (R8) to ensure compliance with existing quake-resistance standards based on the Building Standards Act, half the amount of fixed assets tax associated with the house in question will be reduced for two fiscal years from the next fiscal year after the completion year of renovation works. (If the reduction amount of fixed assets tax exceeds an amount equivalent to 5% of the construction fees related to the renovation works in question, the reduction would be an amount equivalent to 5% of the fees).

※ To take the reduction, a declaration shall be made within three months of the day of completion of renovation work, together with the specified documents (e.g. the document to prove that the renovation works meet present earthquake-resistant standards).

(3) Reduction of Fixed Assets Tax Associated with Barrier Free Housing Renovation

For residential buildings that have elapsed 10 or more years and whose resident is 65 years of age or older, a person certified as the one requiring nursing care or support under the Long-Term Care Insurance Act or a person with disabilities (excluding rental housing), the fixed assets tax on the house (up to 100 m² of residential space per house) will be reduced by one-third for the following fiscal year (or for the same year if the construction work completes on January 1) provided certain repair works to make the residence barrier-free were/are completed by March 31, 2026 (R8).

※ To take the deduction, a declaration shall be made within three months of the day of completion of renovation work, together with the specified documents (e.g. the document to certify the completion of barrier free housing renovation).

(4) Reduction of Fixed Assets Tax for Residential Energy-saving (Heat Loss Prevention) Renovation

For residential buildings (excluding rental housing) that existed before April 1, 2014 (H26), the fixed assets tax on the house (up to 120 m² of residential space per house) will be reduced by one-third* for the following fiscal year (if the completion date is January 1, the fiscal year of the renovations), provided certain energy-saving renovations (heat loss prevention) such as insulation retrofitting work on windows were/are completed by March 31, 2026 (R8).

* The reduction will be two-thirds of such tax where the retrofit house is certified as a long-term high-quality house.

※ To take the deduction, a declaration shall be made within three months of the day of completion of renovation work, together with the specified documents (e.g. the document to prove that each part of the housing after renovation meet the energy saving standard).

(5) Reduction of Fixed Assets Tax Following Large-scale Repair Work which Contributes to Increasing the Lifespan of Condominiums

This relates to condominiums for which 20 or more years have passed since the date of new construction (limited to management plan-certified condominiums*¹ or condominiums which have residents' management associations consisting of administrators, etc. receiving advice and guidance*², and in either case the condominium must have a

total number of 10 or more apartments). In case repair work has been conducted on or before March 31, 2027 (R9) to increase the building lifespan*³, reductions of rates determined by the conditions (in the Tokyo 23 special wards, this will be 50%) will be made to the fixed assets tax (limited to the cases where the residential space is half or more of the exclusively owned space and up to 100 m² of residential space per house) for the said condominium in the following fiscal year. (If the work was completed on January 1, the reduction will apply to the same fiscal year.)

*1 A management plan-certified condominium is a condominium which conforms with the management plan certifying standards and has been certified by the prefectures, etc. In this case, it is necessary to have increased the amount of the reserve fund for repairs to meet the management plan certifying standards on or after September 1, 2021 (R3).

*2 A condominium which has a residents' management association consisting of administrators, etc. receiving advice and guidance is a condominium in which advice or guidance has been received from local public bodies under the provisions of the Act on Advancement of Proper Condominium Management. In this case, it is necessary to show that advice or guidance relating to the long-term repair plans is being received, that long-term repair plans are being created and reviewed, and that the long-term repair plans conform to certain standards.

*3 Repair work which contributes to increasing the building lifespan means work that satisfies all the required exterior painting work, floor waterproofing work and roof waterproofing work. In addition to the work that is the subject of the application, it is necessary to show that repair work which contributed to increasing the building lifespan has been previously conducted.

※ To take the deduction, a declaration shall be made within three months of the day of completion of renovation work, together with the specified documents (e.g. the document to prove that renovation work for contributing to increasing the building lifespan has been conducted).

(Note 1) For (1) and (3), it is necessary that the amount of cost (the amount after deduction of subsidy, etc. for (3)) for renovation is not less than ¥500,000 per house. For (4), it is necessary that the amount of cost (the amount after deduction of subsidy, etc.) for renovation is not less than ¥600,000 per house.

(Note 2) For (3) and (4), the floor area of the house after renovation must be between 50 m² and 280 m².

(Note 3) For the procedures required for the reductions of (1) to (5), please contact the Metropolitan Taxation Office of the ward where the property is located.

Reduction or Exemption Applicable to Residential Buildings (in the 23 Special Wards)

The following tax reduction or exemption system is instituted as the own system in Tokyo:
Other major tax reduction or exemption systems are shown on Page 82.

(1) Reduction or Exemption of Fixed Assets Tax and City Planning Tax for Rebuilding for Seismic Retrofitting

When buildings that existed before January 1, 1982 (S57) are demolished and replaced with new residential buildings by March 31, 2026 (R8), the full amount of fixed assets tax and city planning tax for the residential space on the new building will be reduced/exempted (in case the tax reduction on a newly built residential building under the Local Tax Act is applicable, the tax amount after reduction is applied) for three fiscal years from the new year of taxation after the completion of the new buildings. (The number of houses subject to reduction or exemption shall differ with the conditions of the building before rebuilding.)

In the case of the purchase of a newly built condominium, the taxpayer will still be eligible if the necessary requirements are met.

◆ Requirements for reduction or exemption

- 1) The proportion of the residential space of the newly built building is not less than 1/2 of the building.
- 2) The residential building was newly built not earlier than one year before or not later than one year after the demolition of the building to be rebuilt*.
- 3) Both the building to be rebuilt and the rebuilt residential building are in any of the 23 special wards.
- 4) On January 1 of the year following the year in which the day of new residential building construction belongs (if newly built on January 1, the same day of the same year), the same owner as that of the building on January 1 of the year in which the day of old building demolition belongs owns the new residential building.*
- 5) A certificate of completed inspection has been issued for the newly built residential building.
- 6) An application has been filed using an "application form for reduction or exemption of fixed assets tax" not later than the end of February of the second year after the new construction (the immediately next year if newly built on January 1).

* Even those for whom these are not applicable may be considered eligible if they fulfill a certain set of requirements. For more information, please contact the Metropolitan Taxation Office of the ward where the rebuilt residential building is located.

(2) Reduction or Exemption of Fixed Assets Tax and City Planning Tax for Renovation for Seismic Retrofitting

- (A) For residential buildings that existed before January 1, 1982 (S57), if earthquake-proofing repair work is undertaken to meet the current earthquake-proofing standards based on the Building Standards Act by March 31, 2026 (R8), the full amount of fixed assets tax and city planning tax (the tax amount after application of the reduction for residential building renovation for greater anti-earthquake resistance under the Local Tax Act) will be reduced/exempted (up to 120 m² of residential space per house) for one fiscal year* in the fiscal year following the date of completion of the renovation. (If the work was completed on January 1, the tax reduction or exemption will apply to the same fiscal year.)

* For two fiscal years if the residential building, prior to completion of earthquake resistance renovation, was a non-compliant earthquake resistance building with risk of blocking traffic in case of an earthquake, as stipulated in the Act for Promotion of Seismic Retrofitting of Buildings.

- (B) One-storied or two-storied wooden houses which were newly constructed using the conventional framework construction method between January 2, 1982 (S57) and January 1, 2001 (H13), and which have implemented renovation work between April 1, 2024 (R6) and March 31, 2026 (R8) to meet the specific conditions complying with the current earthquake-proofing standards based on the Building Standards Act will be reduced/exempted for the full amount of a one fiscal year portion of the fixed assets tax and city planning tax (up to 120 m² of residential space per house) during the fiscal year following the date of completion of the renovation. (If the work was completed on January 1, the tax reduction or exemption will apply to the same fiscal year.)

◆ **Requirements for reduction or exemption (Conditions 1) to 3) are common for (A) and (B))**

- 1) The proportion of the residential space of the building renovated for greater anti-earthquake resistance is not less than 1/2 of the building.
- 2) The amount of cost of renovation for greater anti-earthquake resistance is not less than ¥500,000 per house.
- 3) A certification of work satisfying current earthquake-proofing standards has been issued for the renovated building.
- 4) An application for (A) has been filed using an “reduction amount declaration and application form for reduction or exemption of fixed assets tax” or an application for (B) has been filed using an “application form for reduction or exemption of fixed assets tax” within three months from the day of completion of renovation work.

(3) Reduction or Exemption of Fixed Assets Tax and City Planning Tax for Houses that have been Rebuilt for Fireproofing Purposes in Fireproof Zones

As one of the special support measures for the Fireproof Zones system, residential buildings that have been rebuilt for fireproofing purposes will be reduced or exempted from the full amount of fixed assets tax and city planning tax for the residential space (in case the tax reduction on a newly built residential building under the Local Tax Act is applicable, the tax amount after reduction is applied) for five fiscal years from the new year of taxation after the completion of the new buildings. (The number of houses subject to reduction or exemption shall differ with the conditions of the building before rebuilding.)

In the case of the purchase of a newly built condominium, the taxpayer will still be eligible if the necessary requirements are met.

◆ **Requirements for reduction or exemption**

- 1) The proportion of the residential space of the rebuilt building is not less than 1/2 of the building.
- 2) Both the building to be rebuilt and the rebuilt residential building are located in the Fireproof Zone.
- 3) The building to be rebuilt is aging building which have exceeded 2/3 of its expected lifetimes.
- 4) The building to be rebuilt is demolished during the period designated as the Fireproof Zone, and building loss registration must have been completed. (However, in the case where the building is demolished after the new residential building has been built, the building must be demolished within a year from the date of the erection of the new residential building.)
- 5) The date of completion of the erection of the rebuilt residential building lies between the date of designation as a Fireproof Zone and March 31, 2026 (R8).
- 6) The rebuilt residential building is fire-resistant buildings, etc. or quasi-fire resistant buildings, etc.
- 7) On January 1 of the year following the year in which the day of new residential building construction belongs (if newly built on January 1, the same day of the same year), the same owner* as the owner of the building on January 1 of the year in which the day when the old building demolition registration was completed belongs owns the new residential building.
* This is defined as the person registered in the fixed assets tax ledger (house tax ledger or house supplementary tax ledger) as the owner.
- 8) A certificate of completed inspection has been issued for the rebuilt residential building.
- 9) An application has been filed using an “application form for reduction or exemption of fixed assets tax” not later than the end of February of the second year after the new construction (the immediately next year if newly built on January 1).

(Note) Even if this is not applicable, some cases may be eligible when certain requirements are met. Additionally, for more details regarding the reduction or exemption requirements, please contact the Metropolitan Taxation Office in the ward where the rebuilt residential building is located.

● Disclosure of Land Tax Assessment Value

Land tax assessment value refers to the value of land located along roads in urban areas; specifically, it is the value per 1 m² of the standard residential land along the street. The assessed amount of the residential land is calculated based on the land tax assessment value, taking into account the factors such as the depth, dimensions, legal restrictions on use, and so on.

In order to make land price assessment more readily understandable to taxpayers, all land tax assessment values for fixed assets tax, which form the basis for assessed values, are disclosed free of charge to the public. For the latest land assessments, etc., please check with the relevant Metropolitan Taxation Office.

■ Locations for public viewing of land tax assessment maps

Locations where browsing is possible	2021 (R3) basic (taxable) year to 2024 (R6) basic (taxable) year Land tax assessment map	2018 (H30) basic (taxable) year Land tax assessment map	2012 (H24) basic (taxable) year to 2015 (H27) basic (taxable) year Land tax assessment map	1991 (H3) basic (taxable) year to 2009 (H21) basic (taxable) year Land tax assessment map	Remarks
Tokyo Metropolitan Government Bureau of Taxation website “Land Tax Assessment Public Viewing” (Japanese only)	○	○	×	×	
Metropolitan Tokyo’s Information Service and Public Information Room	○	×	×	×	Copy service available (Charged)
Tokyo Metropolitan Central Library	○	○	○	○	
Tokyo Metropolitan Taxation Offices in the 23 special wards	○	○	○	×	• Possible to confirm the latest details • Only possible to browse the land administered by the ward • Lending of information is possible

* Note that the contents of the 1991 (H3) basic (taxable) year (only representative locations) and the 1994 (H6) basic (taxable) year (only principal roads), which are named the Fixed Assets Tax Land Tax Assessment Public Viewing Register, differ from the contents of the current land tax assessment map.

● Current Owner Declaration System (in the 23 Special Wards)

When the owner of land or buildings has died, it is necessary for the person such as the heir who has become the new owner (current owner) to personally declare that he/she is the current owner.

Until the name in the real estate register is changed, the fixed assets tax and city planning tax is imposed on the current owner based on the declaration.

◆ Persons subject to declaration

Persons who have become owners due to the death of an owner of land or buildings are required to make the declaration.

When the name registered in the real estate register has been changed due to heir registration, etc., declaration is not necessary.

◆ Declaration method

Please submit the “Fixed Asset (Land and Buildings) Current Owner Declaration” with the attached documents* to the Metropolitan Taxation Office having jurisdiction over the ward where the land or building is located within three months from the date following the date that you personally became aware that you are the current owner.

* The attached documents comprise the resident record, certified copy of family register, written will, etc. as (1) the documents which indicate that the registered owner has died, (2) documents which certify that the person making the declaration is the current owner, and (3) documents certifying the current address of the person making the declaration. For more information, please see the Tokyo Metropolitan Government Bureau of Taxation website or contact the Metropolitan Taxation Office with administrative jurisdiction over your area.

◆ Points requiring care when making declarations

- Although all the current owners are subject to the declaration, it is also possible for a representative to make a declaration incorporating a number of current owners. In this case, it is not necessary for the other current owners described in the declaration to make a declaration.
- In situations such as during discussions on the division of inheritances when there is no division of inheritance agreement, written will, etc., the land or building will be considered as being co-owned by all the legal heirs, all of whom will become the current owners.
- When a current owner has land and buildings in several wards, declarations should be made to the Metropolitan Taxation Offices in each of the wards where the assets are located.
For land and buildings located in metropolitan areas outside the 23 special wards, please contact the person in charge in each municipality where the assets are located.
- In the current owner declaration, the name described in the real estate register is not changed. Because heir registration became mandatory from April 1, 2024 (R6), please complete the registration in good time. Regarding the registration, please make inquiries to the Tokyo Legal Affairs Bureau (Main Office and Branches). (For more details, see Page 103.)

● Public Inspection and Browsing

(1) Public Inspection of the Books

Public inspection is a system to enable taxpayers to compare the prices of their land/buildings with those of other land/buildings in the same municipality and to confirm whether or not their fixed assets are appropriately priced. Public inspection is open to taxpayers for a specified period of time (between April 1 and June 30 each year (until July 1 when June 30 falls on a Saturday, Sunday, national holiday, or other holiday) in the 23 special wards) to inspect books listing land and building prices at Metropolitan Taxation Offices. When viewing the books for public inspection, bring with you a driver's license or other document to confirm your identity as the taxpayer*.

* See Page 89 for the methods of verifying the identity of applicants during public inspections pertaining to fixed assets tax in the 23 special wards.

(2) Browsing of Fixed Assets Tax Ledger

Taxpayers may browse on their assets throughout the year via the fixed assets tax ledger. Leaseholders and tenants (exclusively those paying rent on the property) are allowed to browse the information on the ledger related to the relevant leased land/leased residence assets (information on land is also available for browsing in the case of a rented house)*¹. A document to identify taxpayer, such as a driver's license, is required in order to confirm the ledger.

Leaseholders and tenants (exclusively those paying rent on the property) should also bring the original copy of their rental contract*².

*¹ See Pages 86 to 89 for information on applying for public inspection or browsing pertaining to fixed assets tax in the 23 special wards.

*² In the case of sublease right holders, the sublease contract, etc., and the rental contract between the owner and the leaseholders and/or tenants are needed.

In cases where a contract has been entered into with a proxy for the owner, the rental contract between the owner and the leaseholders and/or tenants and documentation (such as a power of attorney) attesting to the delegation relationship between the owner and the proxy are needed.

● Requests for Examination (in the 23 Special Wards)

Regarding fixed assets tax and city planning tax, in the event of dissatisfaction with the “values” registered on the fixed assets tax ledger, it is possible for the fixed assets tax taxpayer to file a “request for examination” against the Tokyo Metropolitan Government Fixed Assets Evaluation Review Commission within three months of receipt of a Tax Notice after the date (April 1 in FY2025 (R7)) of public announcement on the registration of values, etc. on the fixed assets tax ledger (however, if the value, etc. is determined or amended after this date, the filing is possible within three months of receiving the Tax Notice on such additional registration).

For land and buildings, because the FY2025 (R7) prices will in principle retain the prices from FY2024 (R6) which corresponds to the basic (taxable) year, the requests for examinations are limited to the following situations.

- Event of dissatisfaction with the newly determined prices resulting from land tract subdivision/consolidation and newly constructed buildings
- Event of dissatisfaction with the prices which have been revalued due to changes in land categories and building extensions or renovations or filings stating that this revaluation should be made
- Event of dissatisfaction with land prices that have been amended due to special measures following drops in land prices or filings stating that amendments resulting from applying these special measures should be received

All values of depreciable properties registered on the fixed assets tax ledger are subject to requests for examination, regardless of the basic (taxable) year.

Additionally, in the event of dissatisfaction with the determination of the examination, it is possible to file an appeal to have the determination annulled.

● Calculation of Fixed Assets Tax and City Planning Tax

[Example]

A house (two-story and wooden building) was newly constructed on land in one of the 23 special wards in February 2023 (R5). The area of the land is 150 m², and the floor space is 100 m².

The respective (assessed) values of the land and building are as follows. How should the tax amount for FY2025 (R7) be calculated?

- Land
 - Value in FY2025 (R7).....¥45,000,000
 - Property standard taxable value in FY2024 (R6).....¥6,750,000
 - City planning standard taxable value in FY2024 (R6).....¥14,700,000
- Building
 - Value in FY2025 (R7).....¥9,000,000



[Calculation]

■ Land

	Details	Example	Description
	Assessed value in FY2025 (R7) (1)	¥45,000,000	
Fixed assets tax	Regular standard taxable value (2)	¥7,500,000	(1) × 1/6 (Small-scale residential land)
	Standard taxable value in previous fiscal year (3)	¥6,750,000	
	Tax burden level (4)	90%	(3) ÷ (2) × 100
	Measures to adjust tax burdens (5)	¥7,125,000	(3) + ((2) × 5%)
	Standard taxable value in FY2025 (R7) (6)	¥7,125,000	If (5) > (2), (2). If (5) < (2) × 20%, (2) × 20%. In this case, (5) is less than (2) (¥7,500,000), so (6) = (5).
	Original tax amount A	¥99,750	(6) × tax rate (1.4%) (Figure less than one yen is omitted.)
	Applicability of reduction under the Item 3 of Article 15 of Bylaw to Metropolitan Tax Ordinance* (7)	¥7,425,000	(3) × 1.1
		B	¥103,950
			(7) × tax rate (1.4%) (Figure less than one yen is omitted.) Due to A < B, reduction is not applied.
	Applicable tax amount	¥99,750	
City planning tax	Regular standard taxable value (8)	¥15,000,000	(1) × 1/3 (Small-scale residential land)
	Standard taxable value in previous fiscal year (9)	¥14,700,000	
	Tax burden level (10)	98%	(9) ÷ (8) × 100
	Measures to adjust tax burdens (11)	¥15,450,000	(9) + ((8) × 5%)
	Standard taxable value in FY2025 (R7) (12)	¥15,000,000	If (11) > (8), (8). If (11) < (8) × 20%, (8) × 20%. In this case, (11) is more than (8) (¥15,000,000), so (12) = (8).
	Original tax amount C	¥45,000	(12) × tax rate (0.3%) (Figure less than one yen is omitted.)
	Applicability of reduction under the Item 3 of Article 20 of Bylaw to Metropolitan Tax Ordinance* (13)	¥16,170,000	(9) × 1.1
		D	¥48,510
			(13) × tax rate (0.3%) (Figure less than one yen is omitted.) Due to C < D, reduction is not applied.
	Reduction amount (14)	¥22,500	C × 1/2 (Figure less than one yen is rounded up.) (See “Reduction related to Small-Scale Residential Land” on Page 50.)
	Applicable tax amount	¥22,500	C – (14)

* Reduction under Ordinance Applicable to Lands with the Tax Amounts of more than 110% over the Previous Fiscal Year (See Page 39.)
This reduction is only applicable to land lots that did not have the same reduction applied in FY2024 (R6).

■ Building

	Details	Example	Description
	Assessed value in FY2025 (R7) (1)	¥9,000,000	
Fixed assets tax	Standard taxable value in FY2025 (R7) (2)	¥9,000,000	(2) = (1)
	Original tax amount (3)	¥126,000	(2) × tax rate (1.4%) (Figure less than one yen is omitted.)
	Reduction for newly built residential building (4)	¥63,000	(3) × 1/2 (See “Reduction of Fixed Assets Tax for Newly Built Residential Building” on Pages 42 and 43.)
	Applicable tax amount (5)	¥63,000	(3) – (4)
City plan-ning tax	Standard taxable value in FY2025 (R7) (6)	¥9,000,000	(6) = (1)
	Applicable tax amount (7)	¥27,000	(6) × tax rate (0.3%) (Figure less than one yen is omitted.)

(Note) The above applicable tax amounts are calculated for each land lot and each residential building so it may differ from the actual amount of tax paid as a result of rounding of fraction.

City Planning Tax

City planning tax is an earmarked tax used to cover expenses for city development/maintenance and other costs, and is used to enhance and strengthen city development, in particular sewage, parks, community roads, schools, hospitals, measures for small and medium-sized rivers, and measures against high tides. In principle, it is levied on individuals who own land or buildings in urbanization promotion areas designated under the City Planning Act. City planning tax applies to the same land and buildings subject to fixed assets tax.

Although, similar to fixed assets tax, this tax is a municipal tax, but the Tokyo Metropolitan government collects this as metropolitan tax in the 23 special wards as an exceptional measure.

[Taxpayers]

Those who are registered in the fixed assets tax ledger as owners of land and/or buildings as of January 1

[Tax payment]

► Land and Buildings

$$\boxed{\text{Standard taxable value}^{*1}} \times \boxed{\text{Tax rate}^{*2} 0.3\%} - \boxed{\text{Reduction amount, etc.}}$$

[Small-scale residential land] (in the 23 special wards)

$$\boxed{\text{Standard taxable value}^{*1}} \times \boxed{\text{Tax rate}^{*2} 0.3\%} - \boxed{\text{Tax reduction for small-scale residential land}}$$

(Note) Tax reduction for small-scale residential land is as follows:

$$\boxed{\text{Standard taxable value for small-scale residential land}} \times 0.3\% \times 1/2$$

*1 Price registered in the fixed assets tax ledger (see Pages 37 to 39 and 42 for land).

*2 The tax rate varies depending on the district (see Page 104).

[Due date and procedures for tax payment]

In principle, taxpayers shall pay the tax four times a year in June, September, December, and February based on the Tax Notice that is sent in the first tax due month (June). (For due dates on tax payment in each city, town, or village municipality, see Page 104.)

City planning tax is levied in conjunction with fixed assets tax on land and buildings. The Tax Notice states both the city planning tax amount and the fixed assets tax amount.

Standard Taxable Value on Land

● Standard Taxable Value

Standard taxable value is the price registered in the fixed assets tax ledger. Concerning land, however, the following special measures regarding the standard taxable value or the measure to adjust the tax burden relating to residential land may be applied. For more details, see Pages 38, 39, 42.

● Tax Exemption Limit

For land and buildings where the fixed assets tax is below the tax exemption limit, city planning tax is not levied. For details, see Page 38.

● Special Measures regarding the Standard Taxable Value Applied to Residential Land

The special measure regarding the standard taxable value is provided for city planning tax as same as fixed assets tax. For details, see Page 38.

● Measures to Adjust the Tax Burden for Residential Land

The tax burden levels similar to those for fixed assets tax are applied, and the measures to adjust the tax burden have been taken. For more details of these measures, see Pages 39 and 42.

Measures to Reduce/Exempt City Planning Tax (in the 23 Special Wards)

- **Reduction or Exemption related to Small-scale Residential Land**

The Tokyo Metropolitan Government reduces 1/2 of the city planning tax amount pertaining to small-scale housing land lots (housing lot up to 200 m² per house).

- **Reduction under Ordinance on Alleviation of Maximum Burdens Pertaining to Commercial Land**

See Page 39.

- **Reduction under Ordinance Applicable to Lands with the Tax Amounts of more than 110% over the Previous Fiscal Year**

See Page 39.

- **Reduction or Exemption Applicable to Small-scale Non-residential Lands**

See Page 40.

- **Reduction or Exemption Applicable to Land After the Demolition of Old Houses in Fireproof Zones**

See Page 40.

- **Reduction or Exemption for Residential Building Rebuilding for Seismic Retrofitting**

See Page 44.

- **Reduction or Exemption for Residential Building Renovation for Seismic Retrofitting**

See Page 44.

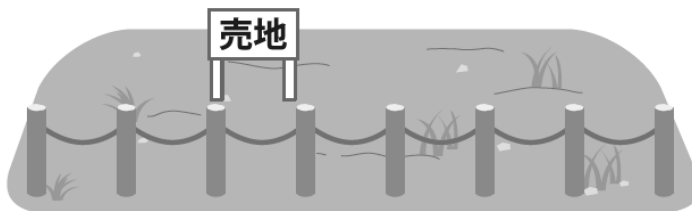
- **Reduction or Exemption Applicable to Rebuilding for Fireproofing Purposes in Fireproof Zones**

See Page 45.

Special Land Possession Tax

Special land possession tax is a municipal tax levied on those who have acquired or own land over a certain size, and is collected as metropolitan tax in the 23 special wards as an exceptional measure.

However, in view of the current economic conditions, new imposition of special land possession tax has been suspended since FY2003 (H15).



Taxes Related to Automobiles

Motor Vehicle Tax (Environmental Performance Excise)

This tax is imposed when an automobile is acquired.

[Taxpayers]	
Those (regardless of individual or corporation) who have acquired a vehicle	
[Tax payment]	
Automobile normal acquisition value (standard taxable value) × Tax rate	
Vehicle type	Tax rate
Private vehicle	Tax exemption, 1%, 2%, 3%
Vehicle for business	Tax exemption, 0.5%, 1%, 2%

(Note 1) Regardless of new or secondhand vehicle.
 (Note 2) The tax rate is determined according to the environmental performance (emission gas and fuel efficiency).
 For more details, see Page 52.

[Due date and procedures for tax payment]

The tax shall be declared for and paid at the automobile taxation office located at the Tokyo Transport Branch Office or the Automobile Inspection and Registration Office at the time of new registration or transfer registrations of vehicles.

● Automobile Normal Acquisition Value

Acquisition value refers to the transaction price of a vehicle. Vehicles acquired at the price of ¥500,000 or less are exempted from the motor vehicle tax (environmental performance excise).

● Sales Contracts with the Reservation of Proprietary Rights

If the seller reserves the proprietary right of a vehicle in the event of installment sales, etc., the buyer who is the user of the vehicle is considered as its acquirer and is subject to the motor vehicle tax (environmental performance excise).

● Exemption for Tax Liability

Where a vehicle is returned (transfer registration) to the seller within a month of the registration (acquisition) date owing to poor performance or for other reasons whereby the vehicle does not meet the contractual conditions such as the color of body or etc., any tax already paid will be refunded by application.

● Reduction/Exemption of Motor Vehicle Tax (Environmental Performance Excise)

Those who satisfy certain requirements are eligible to receive the reduction/exemption of motor vehicle tax (environmental performance excise) by application. For details, please see the Tokyo Metropolitan Government Bureau of Taxation website.

Application must be made within a period of a month from the date of registration (acquisition).

The reduction/exemption amount is limited to the amount given by multiplying ¥3,000,000 with the applicable taxation rate.



Automobile-Related Taxes

Automobile-related taxes include motor vehicle tonnage tax (national tax) levied at inspection and/or designation of vehicle number, light motor vehicle tax (environmental performance excise) and light motor vehicle tax (category base) (both are ward and municipal taxes) levied on light motor vehicles in addition to motor vehicle tax (environmental performance excise) and motor vehicle tax (category base) (metropolitan taxes).

- **For information on motor vehicle tonnage tax**, inquire at the Tokyo Transport Branch Office and the Automobile Inspection and Registration Office, etc. (See Page 71.)
- **For information on the light motor vehicle tax (category base)**, inquire at your ward, city, or town office. (See Page 101.)

● Tax Rate Table of Motor Vehicle Tax (Environmental Performance Excise)

Vehicle type	Tax rate (April 1, 2025 (R7) to March 31, 2026 (R8))	
	Private	Business
(1) Electric vehicles (including fuel-cell powered vehicles)	Tax exemption	
(2) Plug-in hybrid vehicles		
(3) Natural gas vehicles Vehicles compliant with 2018 (H30) emission gas standards or compliant with a reduction in NOx of 10% based on 2009 (H21) emission gas standards		
(4) Gasoline vehicles and (5) LPG vehicles	Reduction in 50% from 2018 (H30) emission gas standards or reduction in 75% from 2005 (H17) emission gas standards, in addition to achieving the fuel efficiency standards of FY2020 (R2)	
	In addition, achieving 95% of the fuel efficiency standards of FY2030 (R12)	Tax exemption
	In addition, achieving 90% of the fuel efficiency standards of FY2030 (R12)	1%
	In addition, achieving 85% of the fuel efficiency standards of FY2030 (R12)	2%
	In addition, achieving 80% of the fuel efficiency standards of FY2030 (R12)	3%
	In addition, achieving 75% of the fuel efficiency standards of FY2030 (R12)	4%
	In addition, achieving 70% of the fuel efficiency standards of FY2030 (R12)	5%
Other than above		
(6) Diesel vehicles	Vehicles compliant with 2018 (H30) emission gas standards or 2009 (H21) emission gas standards, in addition to achieving the fuel efficiency standards of FY2020 (R2)	
	In addition, achieving 95% of the fuel efficiency standards of FY2030 (R12)	Tax exemption
	In addition, achieving 90% of the fuel efficiency standards of FY2030 (R12)	1%
	In addition, achieving 85% of the fuel efficiency standards of FY2030 (R12)	2%
	In addition, achieving 80% of the fuel efficiency standards of FY2030 (R12)	3%
	In addition, achieving 75% of the fuel efficiency standards of FY2030 (R12)	4%
	In addition, achieving 70% of the fuel efficiency standards of FY2030 (R12)	5%
Other than above		

(Note 1) This is a table of the tax rate for passenger vehicles. For the tables of tax rates for buses and trucks, please see the Tokyo Metropolitan Government Bureau of Taxation website.

(Note 2) Regardless of new or secondhand vehicle.

(Note 3) For vehicles for which the standard energy consumption efficiency of FY2030 (R12) or standard energy consumption efficiency of FY2020 (R2) are not calculated, gasoline-fueled passenger vehicles which have the standard energy consumption efficiency of FY2010 (H22) calculated shall be read as described below.

Before the reading changed	After the reading changed
Achieving 95% of the fuel efficiency standards of FY2030 (R12)	Achieving +105% of the fuel efficiency standards of FY2010 (H22)
Achieving 90% of the fuel efficiency standards of FY2030 (R12)	Achieving +94% of the fuel efficiency standards of FY2010 (H22)
Achieving 85% of the fuel efficiency standards of FY2030 (R12)	Achieving +84% of the fuel efficiency standards of FY2010 (H22)
Achieving 80% of the fuel efficiency standards of FY2030 (R12)	Achieving +73% of the fuel efficiency standards of FY2010 (H22)
Achieving 75% of the fuel efficiency standards of FY2030 (R12)	Achieving +62% of the fuel efficiency standards of FY2010 (H22)
Achieving 70% of the fuel efficiency standards of FY2030 (R12)	Achieving +51% of the fuel efficiency standards of FY2010 (H22)
Achieving the fuel efficiency standards of FY2020 (R2)	Achieving +50% of the fuel efficiency standards of FY2010 (H22)

Additionally, for vehicles for which the standard energy consumption efficiency of FY2030 (R12) is not calculated, gasoline-fueled, LPG-fueled and diesel-fueled passenger vehicles which have the standard energy consumption efficiency of FY2020 (R2) calculated shall be read as described below.

Before the reading changed	After the reading changed
Achieving 95% of the fuel efficiency standards of FY2030 (R12)	Achieving 138% of the fuel efficiency standards of FY2020 (R2)
Achieving 90% of the fuel efficiency standards of FY2030 (R12)	Achieving 130% of the fuel efficiency standards of FY2020 (R2)
Achieving 85% of the fuel efficiency standards of FY2030 (R12)	Achieving 123% of the fuel efficiency standards of FY2020 (R2)
Achieving 80% of the fuel efficiency standards of FY2030 (R12)	Achieving 116% of the fuel efficiency standards of FY2020 (R2)
Achieving 75% of the fuel efficiency standards of FY2030 (R12)	Achieving 109% of the fuel efficiency standards of FY2020 (R2)
Achieving 70% of the fuel efficiency standards of FY2030 (R12)	Achieving 102% of the fuel efficiency standards of FY2020 (R2)

Light Motor Vehicle Tax (Environmental Performance Excise) (Ward and Municipal Tax)

This tax is imposed when a light motor vehicle is acquired.

(Note) The light motor vehicle tax (environmental performance excise) is a ward and municipal tax, but for the time being it will be imposed and collected by the pertinent prefecture.

[Taxpayers]							
Those (regardless of individual or corporation) who have acquired a light motor vehicle with three or more wheels (excluding special-purpose vehicles).							
[Tax payment]							
Light motor vehicle normal acquisition value (standard taxable value)	× Tax rate						
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; border: 1px solid black; padding: 5px; text-align: center;">Vehicle type</th> <th style="width: 50%; border: 1px solid black; padding: 5px; text-align: center;">Tax rate</th> </tr> <tr> <td style="border: 1px solid black; padding: 5px; text-align: center;">Private light motor vehicle</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">Tax exemption, 1%, 2%</td> </tr> <tr> <td style="border: 1px solid black; padding: 5px; text-align: center;">Light motor vehicle for business</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">Tax exemption, 0.5%, 1%, 2%</td> </tr> </table>		Vehicle type	Tax rate	Private light motor vehicle	Tax exemption, 1%, 2%	Light motor vehicle for business	Tax exemption, 0.5%, 1%, 2%
Vehicle type	Tax rate						
Private light motor vehicle	Tax exemption, 1%, 2%						
Light motor vehicle for business	Tax exemption, 0.5%, 1%, 2%						
(Note 1) Regardless of new or secondhand vehicle. (Note 2) The tax rate is determined according to the environmental performance (emission gas and fuel efficiency). For more details, see Page 54.							
[Due date and procedures for tax payment]							
The tax shall be paid at the Japan Light Motor Vehicle and Motorcycle Association, located in the Light Motor Vehicle Inspection Organization at the time of new inspection, notification of use and transfer of light motor vehicles.							

● Light Motor Vehicle Normal Acquisition Value

Acquisition value refers to the transaction price of a light motor vehicle. Vehicles acquired at the price of ¥500,000 or less are exempted from the light motor vehicle tax (environmental performance excise).

● Sales Contracts with the Reservation of Proprietary Rights

If the seller reserves the proprietary right of a light motor vehicle in the event of installment sales, etc., the buyer who is the user of the light motor vehicle is considered as its acquirer and is subject to the light motor vehicle tax (environmental performance excise).

● Exemption for Tax Liability

Where a light motor vehicle is returned (transfer registration) to the seller within a month of the registration (acquisition) date owing to poor performance or for other reasons whereby the vehicle does not meet the contractual conditions such as the color of body or etc., any tax already paid will be refunded by application.

● Reduction/Exemption of Light Motor Vehicle Tax (Environmental Performance Excise)

Those who satisfy certain requirements are eligible to receive the reduction/exemption of light motor vehicle tax (environmental performance excise) by application. For details, please see the Tokyo Metropolitan Government Bureau of Taxation website.

Application must be made within a period of a month from the date of registration (acquisition).

The reduction/exemption amount is limited to the amount given by multiplying ¥3,000,000 with the applicable taxation rate.

● Tax Rate Table of Light Motor Vehicle Tax (Environmental Performance Excise)

Vehicle type	Tax rate (April 1, 2025 (R7) to March 31, 2026 (R8))	
	Private	Business
(1) Electric light motor vehicles (including fuel-cell powered light motor vehicles)	Tax exemption	
(2) Natural gas light motor vehicles Vehicles compliant with 2018 (H30) emission gas standards or compliant with a reduction in NOx of 10% based on 2009 (H21) emission gas standards		
(3) Gasoline vehicles	Tax exemption	
Reduction in 50% from 2018 (H30) emission gas standards or reduction in 75% from 2005 (H17) emission gas standards, in addition to achieving the fuel efficiency standards of FY2020 (R2)	Tax exemption	
In addition, achieving 80% of the fuel efficiency standards of FY2030 (R12)	Tax exemption	
In addition, achieving 75% of the fuel efficiency standards of FY2030 (R12)	1%	0.5%
In addition, achieving 70% of the fuel efficiency standards of FY2030 (R12)	2%	1%
Other than above	2%	2%

(Note 1) This is a table of the tax rate for passenger vehicles. For the table of the tax rate for trucks, please see the Tokyo Metropolitan Government Bureau of Taxation website.

(Note 2) Regardless of new or secondhand vehicle.

(Note 3) For light motor vehicles for which the standard energy consumption efficiency of FY2030 (R12) or standard energy consumption efficiency of FY2020 (R2) are not calculated, gasoline-fueled passenger vehicles which have the standard energy consumption efficiency of FY2010 (H22) calculated shall be read as described below.

Before the reading changed	After the reading changed
Achieving 80% of the fuel efficiency standards of FY2030 (R12)	Achieving +73% of the fuel efficiency standards of FY2010 (H22)
Achieving 75% of the fuel efficiency standards of FY2030 (R12)	Achieving +62% of the fuel efficiency standards of FY2010 (H22)
Achieving 70% of the fuel efficiency standards of FY2030 (R12)	Achieving +51% of the fuel efficiency standards of FY2010 (H22)
Achieving the fuel efficiency standards of FY2020 (R2)	Achieving +50% of the fuel efficiency standards of FY2010 (H22)

Additionally, for light motor vehicles for which the standard energy consumption efficiency of FY2030 (R12) is not calculated, gasoline-fueled passenger vehicles which have the standard energy consumption efficiency of FY2020 (R2) calculated shall be read as described below.

Before the reading changed	After the reading changed
Achieving 80% of the fuel efficiency standards of FY2030 (R12)	Achieving 116% of the fuel efficiency standards of FY2020 (R2)
Achieving 75% of the fuel efficiency standards of FY2030 (R12)	Achieving 109% of the fuel efficiency standards of FY2020 (R2)
Achieving 70% of the fuel efficiency standards of FY2030 (R12)	Achieving 102% of the fuel efficiency standards of FY2020 (R2)



Motor Vehicle Tax (Category Base)

The tax is imposed on the owners of vehicles.

[Taxpayers]
Owners of vehicles, as registered in the vehicle inspection certificate as of April 1
[Tax payment]
See the tax rate table on Page 56.
Note that private use passenger vehicles which have received initial new registration on or after October 1, 2019 (R1) shall have their motor vehicle tax (category base) permanently reduced.
[Due date and procedures for tax payment]
The motor vehicle tax (category base) shall be paid by the deadline, as noted on the Tax Notice mailed from the Metropolitan Tax Operations Center in May. For details on tax payment procedures, see Pages 75 to 77.

● New Automobile Registration during a Fiscal Year

The tax due is paid as shown in the table below for new automobile registration, scraping or etc.

	Transfer of ownership	Taxation
New automobile registration		Taxation by monthly installments* ¹ The tax for the period between the month after the month of registration and the end of the fiscal year imposed by monthly installments.
Scrapped vehicles		Taxation by monthly installments* ¹ The tax for the period from April to the month of deregistration (deletion of vehicle registration) imposed by monthly installments
Transfer, moving in/out of ownership	Moving in/out within Tokyo Metropolis  ↔  Moving in/out from/to another prefecture (Tokyo Metropolis ↔ Other prefectures)*²  ↔ 	Annual taxation Tax for the year imposed on “those who own the vehicle as of April 1”

$$*1 \quad \boxed{\begin{array}{c} \text{Annual tax} \\ \text{amount on Page} \\ 56 \end{array}} \times \boxed{\begin{array}{c} \text{Number of taxable months} \\ / 12 \end{array}} = \boxed{\text{Tax amount}} \quad (\text{Figure less than ¥100 is rounded down.})$$

The tax imposed for new registration shall be directly paid at the automobile taxation office.

*2 If you move in or out from/to another prefecture (Tokyo Metropolis ↔ Other prefecture), and the taxation for an entire year will apply at the place of registration as of April 1.

● Notification of Transfer or Deregistration of Automobiles

Receipt of an automobile as a transfer or discard of an automobile shall be registered at the Tokyo Transport Branch Office or with the Automobile Inspection and Registration Office, and a notification of such transaction shall be filed at the Automobile Taxation Office.

Note that if the registration and notification are not filed, the former owner may continue to be liable for the tax.

● Sales Contracts with the Reservation of Proprietary Rights

If the seller reserves the proprietary right of a vehicle in the event of installment sales, etc., the buyer who is the user of the vehicle is considered as its owner and is subject to the motor vehicle tax (category base).

● Reduction/Exemption of Motor Vehicle Tax (Category Base)

Those who satisfy certain requirements are eligible to receive the reduction/exemption of motor vehicle tax (category base) by application. For more details, see Page 83.

Note that for the tax of a vehicle which is already owned, the application shall be submitted by the tax due date. For a newly purchased vehicle, the application shall be submitted within one month of the registration (acquisition) date.

The reduction/exemption amount is limited to ¥45,000. In the event of a new registration, however, since this amount is the yearly amount, the maximum reduction/exemption is calculated by multiplying the amount of ¥45,000 divided by 12 months by the number of months from the month following the registration to the closing of the fiscal year.

In addition, if the difference between the motor vehicle tax (category base) with greening (additional taxation) and ¥45,000 is less than ¥1,000, then the total motor vehicle tax (category base) amount after additional taxation is eligible for reduction/exemption. See Page 57 for the additional taxation of the motor vehicle tax (category base).

● Tax Rate (Annual Amount)

Types of motor vehicles			Private		Business
			Vehicles which have received initial new registration on or before September 30, 2019 (R1)	Vehicles which have received initial new registration on or after October 1, 2019 (R1)	
Passenger vehicles (Engine swept volume)	Up to 1,000 cc / Electric vehicles		¥29,500	¥25,000	¥7,500
	Over 1,000 cc and up to 1,500 cc		¥34,500	¥30,500	¥8,500
	Over 1,500 cc and up to 2,000 cc		¥39,500	¥36,000	¥9,500
	Over 2,000 cc and up to 2,500 cc		¥45,000	¥43,500	¥13,800
	Over 2,500 cc and up to 3,000 cc		¥51,000	¥50,000	¥15,700
	Over 3,000 cc and up to 3,500 cc		¥58,000	¥57,000	¥17,900
	Over 3,500 cc and up to 4,000 cc		¥66,500	¥65,500	¥20,500
	Over 4,000 cc and up to 4,500 cc		¥76,500	¥75,500	¥23,600
	Over 4,500 cc and up to 6,000 cc		¥88,000	¥87,000	¥27,200
	Over 6,000 cc		¥111,000	¥110,000	¥40,700
Passenger-freight vehicles (Maximum pay load and engine swept volume) * The maximum riding capacity of 4 passengers or more	Up to 1 t	Up to 1,000 cc	¥13,200		¥10,200
		Over 1,000 cc and up to 1,500 cc	¥14,300		¥11,200
		Over 1,500 cc	¥16,000		¥12,800
	Over 1 t and up to 2 t	Up to 1,000 cc	¥16,700		¥12,700
		Over 1,000 cc and up to 1,500 cc	¥17,800		¥13,700
		Over 1,500 cc	¥19,500		¥15,300
	Over 2 t and up to 3 t	Up to 1,000 cc	¥21,200		¥15,700
		Over 1,000 cc and up to 1,500 cc	¥22,300		¥16,700
		Over 1,500 cc	¥24,000		¥18,300
Trucks (Maximum pay load) * The maximum riding capacity of 3 people or less	Up to 1 t		¥8,000		¥6,500
	Over 1 t and up to 2 t		¥11,500		¥9,000
	Over 2 t and up to 3 t		¥16,000		¥12,000
	Over 3 t and up to 4 t		¥20,500		¥15,000
	Over 4 t and up to 5 t		¥25,500		¥18,500
	Tractors		Small	¥10,200	¥7,500
			Standard-sized	¥20,600	¥15,100
	Trailers	Small		¥5,300	¥3,900
		Trailers classified as standard-sized motor vehicles	Up to 8 t	¥10,200	¥7,500
			Over 8 t and up to 9 t	¥15,300	¥11,300
			Over 9 t and up to 10 t	¥20,400	¥15,100
			Over 10 t and up to 11 t	¥25,500	¥18,900

(Note) This is an extracted table of tax rates for automobiles that are not eligible for motor vehicle tax (category base) exemptions through greening.
For other tax rate tables, please see the Tokyo Metropolitan Government Bureau of Taxation website.

● Green Tax System of Motor Vehicle Tax (Category Base)

The green tax system of motor vehicle tax (category base) is adopted toward protecting the environment by reducing motor vehicle taxes (category base) for vehicles featuring lower emissions and higher fuel efficiency, which pose a lesser burden for the environment, while imposing heavier motor vehicle taxes for vehicles that pollute the environment more, such as those where a certain number of years have passed since the new automobile registration was made.

1 Less Taxation for Low-pollution Vehicles

Applicable vehicles:

- (1) Passenger vehicles for business whose emission gas standards and fuel efficiency standards meet the conditions in the table below
- (2) Electric vehicles (including fuel-cell powered vehicles), plug-in hybrid vehicles and natural gas vehicles

Details of reductions:

(1) Passenger vehicles for business whose emission gas standards and fuel efficiency standards meet the conditions in the table below

New registration of new automobile (first registration)	Applicable year	Reduction criteria			Reduction rate
		Fuel	Emission gas standards	Fuel efficiency standards	
FY2025 (R7)	For 1 year in the fiscal year following the registration	Gasoline or LPG	Reduction in 50% from 2018 (H30) emission gas standards (☆☆☆☆) Or reduction in 75% from 2005 (H17) emission gas standards (☆☆☆☆)	Achieving 90% of the fuel efficiency standards of FY2030 (R12) and the fuel efficiency standards of FY2020 (R2)	Generally 75%
		Gas oil	Vehicles compliant with 2018 (H30) emission gas standards or compliant with 2009 (H21) emission gas standards (clean diesel vehicles)		

(Note 1) If your vehicle meets the fuel efficiency standard, that fact will be stated in the Remarks column of your vehicle inspection certificate.

(Note 2) “Fuel efficiency standards of FY2020 (H32)” is considered to be the same as “Fuel efficiency standards of FY2020 (R2)”.

(2) Electric vehicles (including fuel-cell vehicles), plug-in hybrid vehicles, natural gas vehicles (reduction in NOx of 10% or more based on 2009 (H21) emission gas standards or meeting 2018 (H30) emission gas standards)
→ Generally 75% reduction

Applicable period: The motor vehicle tax for the next fiscal year of the registration is reduced.

2 Heavier Taxation for High Pollution Vehicles

Vehicles subject to additional taxation		Criteria	Additional tax rate
Diesel vehicles	Buses/trucks	As of April 1, vehicles that have passed 11 years since their registration as new vehicles	Generally 10%
	Vehicles other than buses/trucks		Generally 15%
Gasoline/LPG vehicles	Buses/trucks	As of April 1, vehicles that have passed 13 years since their registration as new vehicles	Generally 10%
	Vehicles other than buses/trucks		Generally 15%

(Note 1) Excludes general passenger buses, electric/natural gas/methanol vehicles, hybrid vehicles (vehicles that are powered by gasoline), trailers, and school buses.

(Note 2) Diesel vehicles installed with devices to reduce particulate matter, as designated by the Metropolitan Government, and vehicles produced before 1945 (S20) (vintage vehicles), are reduced or exempted from additional taxation for high pollution vehicles if application is submitted by the deadline.

● Tax System to Promote the Introduction of ZEVs (Tokyo Metropolitan Government’s Own Tax Exemption)

Applicable vehicles	The following vehicles that are newly registered as a new vehicle between FY2009 (H21) and FY2025 (R7) inclusive • Electric vehicles • Fuel cell vehicles (using hydrogen as fuel) • Plug-in hybrid vehicles
Applicable period	Motor vehicle tax (category base) on new vehicle at the time of new registration (on a monthly pro rata basis) and motor vehicle tax (category base) for five years from next fiscal year onward
Content of reduction	Tax exemption

● Certificate of Tax Payment Required for Automobile Inspection (Motor-vehicle Inspection/Inspection for Structural Changes, etc.)

From April 2015 (H27), the motor vehicle tax (category base) payment status can be confirmed electronically at the Transport Branch Office or the Automobile Inspection and Registration Office conducting automobile inspections. **Therefore, the submission of the certificate of tax payment at the time of automobile inspection may be omitted.**

- (Note 1) It takes around a maximum of 10 days after payment for the Transport Branch Office, etc. to be able to confirm the tax payment.
If undergoing an automobile inspection within this period, please pay the tax at the counter of a Metropolitan Taxation Office / Branch Office / Island Branch Office / Tax Operations Center, Automobile Taxation Office, financial institution, etc. or at a convenience store, and submit the certificate of motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.) attached to the right end of the Tax Notice at the Transport Branch Office, etc.
- (Note 2) For automobiles that have transferred from Tokyo to another prefecture, please submit the certificate of motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.) attached to the right end of the Tax Notice because the Transport Branch Office, etc. may not be able to confirm tax payment between April 1st of the following fiscal year and the day before the tax due date.
- (Note 3) If you move in to/out of Tokyo Metropolis from/to another prefecture during the fiscal year when you have the automobile inspection, please contact the prefecture where you registered your automobile as of April 1st in the year concerned.
- (Note 4) From October 31, 2024 (R6), it has become possible for motor vehicle-related businesses which have conducted usage registration beforehand to confirm online the feasibility of implementing automobile inspections using the Motor-vehicle Inspection Feasibility Determination System.

Those who lost the certificate of motor vehicle tax (category base) payment attached to the right end of the Tax Notice or those who made motor vehicle tax (category base) payments using Pay-easy, a credit card or a mobile payment app

By submitting an application, it is possible to issue a certificate of motor vehicle tax (category base) payment.
For details of the application procedure, please check Page 76.

- **Those who made payments using Pay-easy**

A tax payment certificate can be acquired from about a week after making the tax payment. Please submit your application at a Metropolitan Taxation Office / Branch Office / Island Branch Office / Tax Operations Center, Automobile Taxation Office, Metropolitan Taxation Certificate Mail Reception Center, etc.

- **Those who made payments using a credit card or a mobile payment app**

A tax payment certificate can be issued immediately after the tax payment procedures are completed. (Regarding applications received within about a week after implementing the tax payment procedures, it is necessary to show the detailed history screen on the eLTAX for Payment (Local Tax Payment) website, or the payment history screen on the mobile payment app.)

* Note that some mobile payment apps do not have payment history screens.

– For inquiries about motor vehicle tax (category base), please contact the Tokyo Metropolitan Motor Vehicle Tax Call Center –

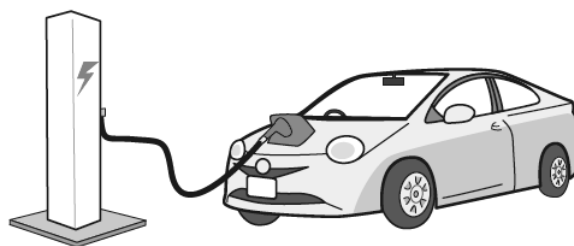
<Inquiries> **Tokyo Metropolitan Motor Vehicle Tax Call Center (03) 3525-4066 (Japanese only)**

Weekdays: 9:00 a.m. to 5:00 p.m. (Closed on Saturdays, Sundays, public holidays, and year-end holiday from December 29 to January 3 of the following year)

* Please make sure to dial the correct number.

* Please understand that it may be difficult to connect in for a while on Mondays and the next mornings of after holidays due to too many excessive calls.

Motor vehicle tax (category base) is due in May. Be sure to pay the tax by the deadline.



Gas Oil Delivery Tax

Gas oil delivery tax is levied on those who actually take delivery of gas oil from a primary distributor or its exclusive agent.

In the course of distribution, the tax is generally added on to the base price of gas oil; therefore, when consumers purchase gas oil, the gas oil delivery tax is included in the purchase price.

[Taxpayers]

Those who actually take delivery of gas oil from a primary distributor or its exclusive agent

[Tax payment]

Volume of gas oil delivered (kilo liter)

×

Tax rate ¥32,100

[Due date and procedures for tax payment]

The primary distributor or its exclusive agent collects the tax together with the payment of the gas oil from those who actually take delivery of gas oil and, after having accumulated such tax over the period of one month, files a return and pays the tax by the end of the following month.

● Gas Oil

Gas oil is defined as a hydrocarbon fuel meeting the following specifications.

- Specific gravity (15°C) : Over 0.8017 and not more than 0.8762
- Fractal characteristic 90%, distillation temperature : Over 267°C and not more than 400°C
- Carbon residue : 0.2% or less
- Ignition point : 130°C or less

● Primary Distributor and Exclusive Agent

Primary distributor : Those who manufacture/import/ or sell gas oil and is designated as such by the Minister of Internal Affairs and Communications

Exclusive Agent : Those who are continuously provided with and sell light oil based on the sales agreement with primary distributors and is designated as such by a prefectural governor

● Gas Oil Tax Exemption

Gas oil used for the purposes designated by law, such as powering ships, is exempt from taxation provided certain procedures are taken. In order to utilize gas oil that is exempt from taxation, it is first necessary to become a tax-exempt gas oil user by being issued with a tax-exempt gas oil user permit, and then to be issued with a tax-exemption permit.

● Surrender of Tax Exemption Permits

When a tax-exempt gas oil user violates laws and provisions concerning local taxes, the user may be ordered to surrender the tax-exempt gas oil user permit and the tax-exemption permit.

● Where to Submit the Gas Oil Delivery Tax Declarations and Applications for Gas Oil Tax Exemption, and Others

Where to submit	Location of office or business establishment
Chuo Metropolitan Taxation Office	Chiyoda, Chuo, Bunkyo, Taito and Arakawa Wards
Minato Metropolitan Taxation Office	Minato, Shinagawa, Meguro, Ota and Shibuya Wards
Shinjuku Metropolitan Taxation Office	Shinjuku, Setagaya, Nakano, Suginami, Toshima, Kita, Itabashi and Nerima Wards
Koto Metropolitan Taxation Office	Sumida, Koto, Adachi, Katsushika, and Edogawa Wards
Tachikawa Metropolitan Taxation Office	All cities, towns and villages in the Tama area
Island Branch Offices	Islands

(Note 1) Primary distributors and exclusive agents that have their main store outside of the metropolitan area are to submit their returns and other documents to the Chuo Metropolitan Taxation Office.

(Note 2) See Page 100 for island areas with administrative jurisdiction.

● Obligations to Obtain Approval for Production, etc.

Approval by the governor needs to be obtained in advance in order to produce gas oil, to sell or consume hydrocarbon oil fuel for vehicles, or to produce hydrocarbon oil as a mixture of gas oil and hydrocarbon oils other than gas oil. For details, please contact the Metropolitan Taxation Office (or island branch office) with administrative jurisdiction.

● Mixed Light Oil, etc. Are Also Taxed

Sellers and consumers of mixed gas oil, which is produced by mixing gas oil with kerosene, heavy oil and other substances, or mixing heavy oil with kerosene and other substances, are subject to the gas oil delivery tax.

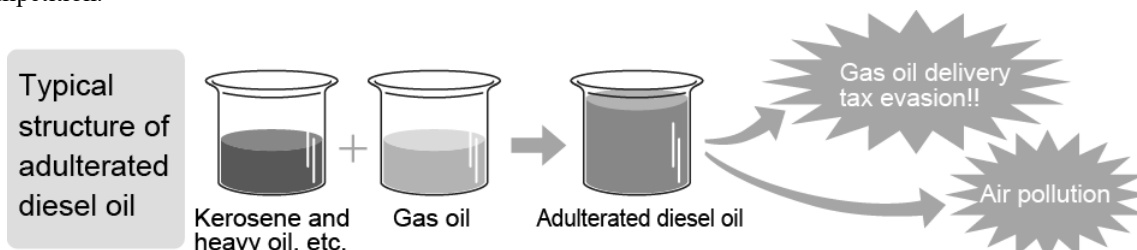
The tax is also imposed even on hydrocarbon oil fuels (such as kerosene and heavy oil) that do not fall into the categories of gas oil or benzene if they are sold (consumed) as vehicle fuel.

Penalties may be imposed if production, selling or consumption of the substances has been implemented or these activities have been participated in without receiving approval.

In addition, in Tokyo Metropolis, the use and sales of fuels which would increase the quantity of particulate substances or the like contained in exhaust gas are controlled under the “Ordinance regarding Environment to Secure the Health and Safety of Tokyo Citizens (Tokyo Metropolitan Ordinance on Environmental Preservation)”.

Engaging in the sales or consumption of adulterated diesel oil is a crime!

Adulterated diesel oil refers to oil that is made by illicitly mixing gas oil with kerosene, heavy oil or other substances, which are not subject to the gas oil delivery tax, and is sold and used as gas oil. This is a tax evasion act to illicitly evade paying the gas oil delivery tax as well as a criminal act that can lead to air pollution, engine troubles, or unfair competition.



In order to eradicate adulterated diesel oil, the Tokyo Metropolitan Government is conducting spot checks on gas oil used in diesel cars and imposing strict punishments for the use of adulterated diesel oil.

Please help by providing any information relating to adulterated diesel oil!

Call the adulterated diesel oil hot line at (0120) 231-793 (toll-free call (Japanese only)).

● Penalties for adulterated diesel oil, etc.

Tax evasion crimes	Imprisonment	Not more than ten years	Fine	Not more than ¥10,000,000
Crimes relating to the obligation to obtain approval for production	Imprisonment	Not more than ten years	Fine	Not more than ¥10,000,000
			Heavier punishment on corporations	Not more than ¥300,000,000
Crimes relating to the supply, transportation of funds, land, buildings, machinery, raw materials, chemicals, etc. used for the production of adulterated diesel oil	Imprisonment	Not more than seven years	Fine	Not more than ¥7,000,000
			Heavier punishment on corporations	Not more than ¥200,000,000
Crimes relating to the mediation or arrangement of the transport, storage, acquisition, or disposal of adulterated diesel oil	Imprisonment	Not more than three years	Fine	Not more than ¥3,000,000
			Heavier punishment on corporations	Not more than ¥100,000,000
Crimes relating to the transfer or consumption of kerosene, heavy oil and other substances as vehicle fuel without receiving approval	Imprisonment	Not more than two years	Fine	Not more than ¥1,000,000

Taxes Related to Leisure

Golf Course Utilization Tax

Golf course utilization tax is imposed on the users of golf links at fixed rates per day of use. Seventy percent of the tax revenue will be provided to the wards' and municipal governments where the golf link is located.

[Taxpayers]

Those who use a golf link

[Tax payment]

The tax is determined by grades such as the number of holes and usage fee of the golf link.

Grades of golf link	First grade	Second grade	Third grade	Fourth grade	Fifth grade	Sixth grade	Seventh grade	Eighth grade
Tax rate	¥1,200	¥1,100	¥1,000	¥900	¥800	¥600	¥500	¥400

[Due date and procedures for tax payment]

Owners or managers (special collecting agents) of golf links collect the tax from the users and pay the tax amount collected over a one-month period to the competent Metropolitan Taxation Office (branch office/island branch office) by the end of the following month by filing returns.

● Definition of Golf Link

A golf link is defined as the facility having 18 holes or more with the average distance between holes of 100 meters or more, or the one having 9 holes or more with the average distance between holes of roughly 150 meters or more.

● Exemptions/Reductions on the Golf Course Utilization Tax

Golf course utilization taxes are not imposed on children under 18, elderly people aged 70 and over, people with disabilities, athletes participating in golf competitions (including official training) at the National Athletic Game, athletes participating in golf competitions (including official training) at International Athletic Events and using golf courses, including students who use the facility as part of educational activities at school.

The Metropolitan Government also halves the tax rate when persons aged 65 or more and less than 70 or those who have a special restriction on the usage time (such as use during early morning or twilight time) use a golf facility that meets certain requirements.

Hunting Tax

Hunting tax is an earmarked tax that is used to fund the protection of birds and animals by the administrative authorities, and is levied on the registration of hunters.

[Taxpayers]

Those who are registered as hunters

[Tax payment]

The amount of tax differs depending on the types of hunting license to be registered. See Page 62 for the table of tax rates.

[Due date and procedures for tax payment]

The taxes shall be paid to Tokyo Metropolitan Government Bureau of Taxation, the Metropolitan Taxation Office (or branch office/island branch office) at the time of registration of hunters.

○ Tax Rate

Types of license	Category	Hunting tax
Registration of hunters with Hunting guns Category 1 license ^{*1}	A	¥16,500
	B	¥11,000
Registration of hunters with Hunting with net/trap license ^{*2}	A	¥8,200
	B	¥5,500
Registration of hunters with Hunting guns Category 2 license ^{*3}		¥5,500

*1 Shotgun, rifle

*2 Licenses for net hunting and trap hunting are each taxed separately.

*3 Air gun (including gas gun)

A: An individual who is registered as a hunter with a “Hunting guns Category 1” license or a “Hunting with net/trap license”, but excluding individuals who fall under Category B.

B: Of the individuals who are not required to pay metropolitan tax or prefectural inhabitant tax by income rate, those who are not spouses or other dependents sharing the same household income. Of the spouses or other dependents sharing the same household income, those who are engaged in agriculture, forestry or fisheries.

(Note 1) Individuals registered for a Category 1 license are not subject to hunting tax for air gun hunting under Category 2.

(Note 2) The following measures have been prescribed through March 31, 2029 (R11):

(1) Eligible wildlife wardens and those engaged in designated wildlife businesses are not subject to hunting tax.

(2) The hunting tax rate is reduced by 50%, if the taxpayer has received a permit based on Article 9, Paragraph 1 of the Wildlife Protection and Hunting Law or is issued a certificate as a person engaged in business related to the said permit within one year prior to the day of registration as a hunter, and the taxpayer has hunted wildlife, etc. using the said permit.

Prefectural Tobacco Tax

Prefectural tobacco tax is imposed when wholesalers, etc. sell tobacco (including imported tobacco) to retailers and the tax is included in the tobacco price.

When tobacco is bought in Tokyo, prefectural tobacco tax is collected during the distribution process as revenue for the Tokyo Metropolitan Government and utilized to improve the living environment.

[Taxpayers]	
Manufacturers, designated retailers (resellers) and wholesalers, etc. of manufactured tobacco	
[Tax payment]	
Number of manufactured cigarettes (per 1,000 cigarettes)	× Tax rate
[Due date and procedures for tax payment]	
The tax amount is calculated for the total number of cigarettes by brand sold for each one-month accounting period, and the tax due is paid by filing a return to the competent Metropolitan Taxation Office by the end of the following month. Minato Metropolitan Taxation Office handles all the procedures for declaration and payment of Prefectural Tobacco Tax.	

○ Tax Rate (per 1,000 cigarettes)

	Prefectural tobacco tax	Wards' and Municipal tobacco tax	National tobacco tax	Special tobacco surtax (National tax)	Total
October 2018 (H30) through September 2020 (R2)	¥930	¥5,692	¥5,802	¥820	¥13,244
October 2020 (R2) through September 2021 (R3)	¥1,000	¥6,122	¥6,302	¥820	¥14,244
On and after October 2021 (R3)	¥1,070	¥6,552	¥6,802	¥820	¥15,244

* The tax rate of manufactured tobacco was raised in phases from October 2018 (H30) to October 2021 (R3).

Accommodation Tax

Accommodation tax is a discretionary special-purpose tax that has been imposed on those who stay in ryokan (Japanese inns) or hotels in Tokyo since October 1, 2002 (H14). This tax revenue is allocated to expenses to develop Tokyo as an attractive international city and to promote its tourism.

[Taxpayers]

Those who stay at ryokan (Japanese inns) or hotels in Tokyo

[Tax payment]

Numbers of nights stayed	×	Tax rate
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○ Tax Rate

Room Charge (per person per night)	Tax rate
¥10,000 or more and less than ¥15,000	¥100
¥15,000 or more	¥200

(Note) Accommodation tax is not imposed if the room per person per night is less than ¥10,000.

[Room Charge]

Room charge does not include meals and other expenses.

Room Charge	• Charge for overnight stay (no meals) • Service charges for the above charge
Charges not included in room charge	• Amount equivalent to consumption tax, etc. • Charges for the services other than stay e.g. meals, use of conference room, telephone charges, etc.

[Due date and procedures for tax payment]

Managers of ryokan (Japanese inns) and hotels collect the tax from customers and pay the deposited tax amount for each month by the end of the next month by filing returns* to the responsible Chiyoda Metropolitan Taxation Office or to another Metropolitan Taxation Office (or branch office/island branch office).

* In addition to filing returns by mail or in person, electronic declaration is also available from eLTAX (<https://www.eltax.lta.go.jp> (Japanese only)).



FY2024 (R6) Report of the Tax Commission of Tokyo Metropolitan Government

The Tax Commission of Tokyo Metropolitan Government is a social gathering which promotes the expression of opinions among a wide range of experts or exchanges of opinions with experts to provide references for local taxation systems that will be suitable for the age of decentralization of authority and for overall taxation systems both nationally and locally. Commission members including Tokyo Metropolitan Assembly members, university professors, businesspersons and heads of local government in Tokyo conduct discussions relating to the ideal forms of taxation systems and various other related systems following the requests of the Tokyo Governor, and compile the results into reports for publication.

In the Tax Commission of Tokyo Metropolitan Government, which considers three-year periods as one session, FY2024 (R6) corresponded to the final year of the 8th session. In addition to issues including “hometown tax payment donations” and “environment-related taxation systems” which have been continually discussed until now, aspects such as issues about the revenue sources supporting social security and ideal methods for simplifying taxation based on fairness were newly discussed.

○ Main contents of the FY2024 (R6) Report of the Tax Commission of Tokyo Metropolitan Government

1. Hometown tax payment donations

- Regarding the review policy that the system should be radically revised, including consideration of its abolition, based on the original intent of being a donation under the local tax principles of benefit and burden, the main opinions were as follows.
 - To align more closely with the original intent of being a “donation”, aspects including the staged reduction of the returned gift rates, the raising of the lower limits for the out-of-pocket portion and the lowering of the upper limits of the special portion deduction ratios should also be considered.
 - Consideration should be given to setting a fixed amount and an upper limit for the deduction amount of the special portion.
 - It is thought that the returned gifts correspond to “Special benefit” in Article 78 of the Income Tax Act, and an amount equal to the returned gifts received should be removed from the donation amount which becomes the subject of the deduction.
 - The deduction from the inhabitant tax on individuals distorts the local tax principles of benefit and burden and some aspects run counter to local government, so the deductions should be made from income tax.

2. Environment-related tax systems (Motor vehicle taxation)

- Regarding motor vehicle taxation, it is important to position it more proactively as an environment-related taxation system, such as by incorporating CO₂ emission standards.
- From the perspectives of environmental considerations together with securing stable revenue sources, as a medium- to long-term course of action, it is necessary to consider methods, for example, incorporating taxation criteria into vehicle weights or mileages, or combining CO₂ emissions, vehicle weights and mileages.
- For hybrid vehicles, which make up approximately 60% of new passenger vehicle sales, it is important to promote the selection of hybrid vehicles which have even more outstanding environment performances by imposing tax burdens that correspond to the environmental performance.

The Tokyo Metropolitan Government Bureau of Taxation website includes the FY2024 (R6) Report of the Tax Commission of Tokyo Metropolitan Government, together with past reports, Commission-related documents, and live streaming video (of the Commission proceedings), so we hope you will take a look.

Tax Commission of Tokyo Metropolitan Government <https://www.tax.metro.tokyo.lg.jp/basic/report>

National Taxes

The taxes described below are national taxes. In addition to them, there are a variety of national taxes as listed on page 3.

Income Tax (National Tax)

[Taxpayers]

- ▶ Individuals who reside and earn income in Japan (residents)
- ▶ Those who earn source income in Japan but do not reside in Japan (non-residents), etc.

[Tax payment]

$$\boxed{(\text{Income}) - (\text{Deduction from income})} \times \boxed{\text{Tax rate}} - \boxed{\text{Deduction amount}}$$

○ **Deduction from Income** See Pages 8 and 10.

○ **Tax Rate (Rapid Calculation Table)**

Taxable income	Tax rate	Deduction amount
Less than ¥1,950,000	5%	¥0
¥1,950,000 or more and less than ¥3,300,000	10%	¥97,500
¥3,300,000 or more and less than ¥6,950,000	20%	¥427,500
¥6,950,000 or more and less than ¥9,000,000	23%	¥636,000
¥9,000,000 or more and less than ¥18,000,000	33%	¥1,536,000
¥18,000,000 or more and less than ¥40,000,000	40%	¥2,796,000
¥40,000,000 or more	45%	¥4,796,000

*1 Fractions of less than ¥1,000 of taxable income are rounded down.

*2 In case average taxation is applied for fluctuating income or temporary income, the above chart is used to calculate the tax amount for amount of adjusted income.

*3 In addition, as the special income tax for reconstruction, a tax is imposed with an amount calculated by multiplying the standard income tax amount for each year from 2013 (H25) through 2037 (R19) by a tax rate of 2.1%.

○ **Tax Credit** See Page 66.

[Due date and procedures for tax payment]

(1) General Principle

The taxpayer calculates his/her own income and tax for a given year and files final returns with the Tax Office (National Tax) having jurisdiction over the place for tax payment between February 16 and March 15 of the following year (self-assessed taxation system).

(2) Employment Income Earners

In principle, employment income earners are not required to file final tax returns. Estimated tax is withheld each month from the taxpayer's pay. Once the income for a given year has been determined at the end of the year, the tax amount is adjusted for any unpaid taxes.

The following individuals, however, just as the taxpayers specified in (1) above, are required to file final returns:

- Individuals with income of more than ¥20,000,000 over the course of the year
- Individuals with a single salary source (limited to cases when all of this salary income is subject to withholding tax at source), plus non-salary/non-retirement income of more than ¥200,000
- Individuals receiving salary income payments, etc. from two sources or more when all of the salary income, etc. is subject to being withheld at the source, whose total amount of earnings and non-salary/non-retirement income of the income, etc. that was not adjusted at year-end exceeds ¥200,000.

(3) Pension Income Earners

Public pension income earners are not required to file final tax returns if their income from public pension, etc. is ¥4,000,000 or less, and if the entire public pension, etc. is subject to withholding taxes and their income other than miscellaneous income pertaining to public pension, etc., is ¥200,000 or less.

Also, for individuals that fall under (2) or (3) above, those who take deduction for medical expenses and special deduction for housing loan (first year of application) must file final returns.

For details, contact the Tax Office (National Tax) (see Page 102).

-- Tax filing can be completed through the Final Tax Return Filing Corner at the National Tax Agency's website (Japanese only) --

You can generate your final tax returns for income tax and special income tax for reconstruction, as well as the blue final returns by following the instructions on the screen and filling in data such as the necessary amounts. The amount of tax, etc. will be computed automatically.

You can submit the data generated using the e-Tax (electronic declaration) system.

* For more details, please visit the National Tax Agency's website (Japanese only) (<https://www.nta.go.jp>).

Tax Credits (Major Ones)

● Tax Deduction for Residence Mortgage Loan Interest (Housing Loan Deduction), etc.

Taxpayers who take housing loans to build or acquire a new residential building or to expand or renovate a residence, and who meet a certain set of requirements are entitled to a deduction of a prescribed sum on income tax in and after the year of taking up residence.

The deduction is applicable to the taxpayers who meet a certain set of requirements and have taken loans from private financial institutions and/or Independent Administrative Institution Japan Housing Finance Agency with the period of the repayment by installments over a period of 10 years or more.

In addition, even if housing loans are not being used, special deduction from income tax may be allowed for newly built or acquired certified housing or energy-saving housing having the ZEH level (limited to unused housing), as well as when the existing residential building has been renovated for such a purpose as energy saving, barrier-freeing, greater earthquake resistance or the like. For details, contact your Tax Office (National Tax) (see Page 102).



Corporation Tax (National Tax)

[Taxpayers]

Judicial persons such as corporations (including public-interest and non-judicial organizations engaged in profit-making business)

[Tax payment]

$$\boxed{\text{Income}} \times \boxed{\text{Tax rate}} - \boxed{\text{Tax credit}}$$

○ Tax Rate

Start of accounting year		From April 1, 2022 (R4) onwards		From April 1, 2018 (H30) until March 31, 2022 (R4)	
Annual income		Part of ¥8,000,000 or less	Part exceeding ¥8,000,000	Part of ¥8,000,000 or less	Part exceeding ¥8,000,000
Type of corporations, etc.					
Ordinary corporations	Small- and medium-sized corporations* ¹	15%* ⁴ * ⁵	23.2%	15%* ⁴	23.2%
	Corporations not deemed small and medium	23.2%		23.2%	
Unincorporated associations, etc.		15%* ⁵	23.2%	15%	23.2%
Public corporations, etc.	General incorporated associations, etc.* ²	15%* ⁵	23.2%	15%	23.2%
	Corporations considered as public corporations, etc.* ³	15%* ⁵	19%	15%	19%
	Other public corporations, etc.	15%* ⁵	19%	15%	19%
Cooperative unions, etc.		15%* ⁵ * ⁶	19%* ⁷	15%* ⁶	19%* ⁷
Specific medical corporations		15%* ⁵ * ⁶	19%* ⁷	15%* ⁶ (16%)* ⁸	19%* ⁷ (20%)* ⁸

*¹ Corporations with the amount of equity capital or investment of ¥100,000,000 or less.

However, excludes some ordinary corporations, etc. having a relationship with a large corporation in which such large corporation has a full controlling interest.

*² Includes non-profit organizations such as general incorporated associations, general incorporated foundations and worker cooperative unions (limited to specific worker cooperative unions), as well as public interest corporations and foundations.

*³ Includes authorized social groups with common ties to a region, incorporated management associations, incorporated condominium residents' associations, political parties that are corporations, etc., disaster prevention district development associations, and specified non-profit corporations, together with condominium rebuilding associations, condominium site sale associations and condominium site division associations.

*⁴ In the business accounting years starting on or after April 1, 2019 (H31), ordinary corporations in which the annual average income amount exceeds ¥1,500,000,000 in each of the business accounting years finishing within three years before the date when the business accounting year started shall be 19%.

*⁵ In the business accounting years starting on or after April 1, 2025 (R7), business accounting years in which the annual income amount exceeds ¥1,000,000,000 shall be 17%.

*⁶ In the business accounting years starting on or after April 1, 2019 (H31), specific medical corporations in which the annual average income amount exceeds ¥1,500,000,000 in each of the business accounting years finishing within three years before the date when the business accounting year started shall be the same tax rate as the part exceeding ¥8,000,000.

*⁷ Part of the excess of ¥1,000,000,000 in 1 year by the cooperative union, etc. of over a certain scale is 22%.

*⁸ The figures in brackets () show the tax rates when the cooperative union, etc. or specific medical corporation is a consolidated parent corporation.

Remark: Regarding the tax rate that will be applied to group relief companies in the Japanese Group Relief System, please refer to "Overview of the Group Relief System" on the National Tax Agency website. (Japanese only)

[Due date and procedures for tax payment]

In principle, the tax must be paid to the competent Tax Office (National Tax) by filing a return within two months from the day following the end of the accounting year. For details, contact the Tax Office (National Tax) (see Page 102).

Local Corporation Tax (National Tax)

For business accounting years starting on or after October 1, 2014 (H26), the tax rate for metropolitan inhabitant tax and municipal tax on corporations based on corporation tax will be reduced, and local corporation tax will be levied.

[Taxpayers]

Corporations that are subject to Corporation tax.

[Tax payment]

$$\boxed{\text{Amount of corporation tax for standard taxation}} \times \boxed{\text{Tax rate}}$$

Start of accounting year	On or after October 1, 2019 (R1)	October 1, 2014 (H26) to September 30, 2019 (R1)
Tax rate	10.3%	4.4%

[Due Date and Procedures for Tax Payment]

As for corporation tax, in principle, the tax must be paid and returns are filed with the Tax Office within two months from the last day of the business accounting year. For details, contact the Tax Office (see Page 102).

Gift Tax (National Tax)

Gift tax is imposed on those who received real estate or cash from an individual for free. Gift tax is also applicable in the case where the property has been transferred from an individual at a significantly lower price than usual, or where a debtor has been forgiven his or her debt.

[Taxpayers]

Those who received property by gift from other individuals

[Tax payment (Calendar year-based taxation)]

$$\left(\begin{array}{|c|} \hline \text{Total value of gift} \\ \text{properties acquired over} \\ \text{the year} \\ \hline \end{array} \right) - \begin{array}{|c|} \hline \text{Basic deduction} \\ \text{of ¥1,100,000} \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Tax rate} \\ \hline \end{array} - \begin{array}{|c|} \hline \text{Calculated} \\ \text{deduction} \\ \text{amount} \\ \hline \end{array}$$

○ Tax Rate (Rapid Calculation Table)

Taxation value after basic deduction	Ordinary tax rate		Special tax rate*	
	Tax rate	Deduction amount	Tax rate	Deduction amount
¥2,000,000 or less	10%	¥0	10%	¥0
¥3,000,000 or less	15%	¥100,000	15%	¥100,000
¥4,000,000 or less	20%	¥250,000		
¥6,000,000 or less	30%	¥650,000	20%	¥300,000
¥10,000,000 or less	40%	¥1,250,000	30%	¥900,000
¥15,000,000 or less	45%	¥1,750,000	40%	¥1,900,000
¥30,000,000 or less	50%	¥2,500,000	45%	¥2,650,000
¥45,000,000 or less	(Over ¥30,000,000) 55%	¥4,000,000	50%	¥4,150,000
Over ¥45,000,000			55%	¥6,400,000

* For recipients who acquire assets as gifts from lineal ascendants (their parents, their grandparents, etc.) (only individuals who are 18 years or older as of January 1 of the year in which they received the asset as a gift), the tax rate is calculated through the application of the special tax rate.

[Due date and procedures for tax payment]

The tax shall be paid to the competent Tax Office (National Tax) having jurisdiction over the donee's place of residence by filing a return between February 1 and March 15 of the year following the year in which the donee received the gift. For details, contact the Tax Office (National Tax) (see Page 102).



● Integrated Gift and Inheritance Tax System

The taxation system for settlement at the time of inheritance is a system which can be selected at the time when a child or grandchild who is 18 years old or above receives a gift from his/her parent or grandparent who is 60 years old or above as of January 1 in the year when the gift was received. The method involves paying gift tax on the gift property, and when the donor dies, the inheritance tax is calculated based on the total of the value of the gift property at the point in time when it was given*¹ and the value of the inherited property, and deducting the already paid gift tax.

Regarding the calculation of the gift tax, the donee can compute this by multiplying an across-the-board tax rate of 20% to the taxation value of the gift property left after deducting a basic deduction of ¥1,100,000*² which can be used each year and a special deduction of ¥25,000,000 that can be used over several years. (In the case where the special deduction amount has already been applied in the previous year or before, the remaining amount shall be the limit amount.)

In addition, until December 31, 2026 (R8), the taxation system for settlement at the time of inheritance can be selected for the gift of funds donated by a parent or grandparent younger than 60 years old to acquire specified housing or similar for the donee's own living.

To select the taxation system for settlement at time of inheritance, the taxpayer shall submit the declaration form, the notification of selecting the taxation system for settlement on inheritance and the necessary documents within the filing period for the gift tax. For details, contact your Tax Office (National Tax) (see Page 102).

*¹ Regarding property acquired as a gift on or after January 1, 2024 (R6), this will be the amount remaining after deducting the basic deduction of ¥1,100,000 from the portion for that year of the value at the time the gift was acquired.

*² The inheritance tax or gift tax will be applied for property acquired as a gift on or after January 1, 2024 (R6).

● Special Deduction for Spouse: Special Measure for the Gift of Property for Residence between Spouses

Provided a couple have been married for a period of 20 years or more and meet a certain set of conditions, they can qualify, by filing, for a maximum of ¥20,000,000 deduction for spouse in addition to the basic deduction of ¥1,100,000 for the gift of property for residence or funds to purchase such real property, which takes place between them.

● Special Measure for the Gift of Fund for Housing Acquisition, etc. from Lineal Ancestor

In the case where a child or grandchild who is 18 years old or above has received the gift of funds*¹ for housing acquisition or the like from a lineal ancestor (such as a parent or grandparent) between January 1, 2024 (R6) and December 31, 2026 (R8) inclusive, and if certain conditions apply, then the said individual is eligible for tax exemption up to a certain amount*² of the fund for housing acquisition.

For this special measure to be applied, the taxpayer must submit the declaration form and the necessary documents within the filing period for the gift tax. For details, please contact your Tax Office (National Tax) (see Page 102).

*¹ Funds for housing acquisition refers to the money to be used to build, acquire a new building, or renovate an existing building in which the gift recipient shall reside.

*² The upper limit of tax exemption is ¥10,000,000 for a residential building that has either seismic properties, energy-saving properties or barrier-free properties, and ¥5,000,000 for other residential buildings.

● Special Measure for the Gift of Education Fund from Lineal Ancestor

In the case where an individual has received the gift of education funds from a lineal ancestor (such as a parent or grandparent) between April 1, 2013 (H25) and March 31, 2026 (R8) inclusive, and if the fund is placed in trust with a financial institution, etc., then the said individual (who must be under the age of 30 and whose total income amount in the previous year must not exceed ¥10,000,000) is eligible for tax exemption up to ¥15,000,000 per person (up to ¥5,000,000 for expenses to be paid to non-schools, etc.) through the submission of a tax exemption form for education funds to your Tax Office (National Tax) via the branch office, etc. of the financial institution, etc.

● Special Measure for the Gift of Marriage or Parenting Fund from Lineal Ancestor

In the case where an individual has received the gift of marriage or parenting funds from a lineal ancestor (such as a parent or grandparent) between April 1, 2015 (H27) and March 31, 2027 (R9) inclusive, and if the fund is placed in trust with a financial institution, etc., then the said individual (who must be aged 18 or over, but under 50, and whose total income amount in the previous year must not exceed ¥10,000,000) is eligible for tax exemption up to ¥10,000,000 per person (up to ¥3,000,000 for expenses to be paid for marriage) through the submission of a tax exemption form for marriage and parenting funds to your Tax Office (National Tax) via the branch office, etc. of the financial institution, etc.

Inheritance Tax (National Tax)

[Taxpayers]

Inheritance tax is imposed on those who have acquired property by inheritance, bequest (testamentary disposition) or certain other means.

[Tax payment]

See “Calculation of tax amount” below:

○ Tax Rate (Rapid Calculation Table)

Value of properties acquired according to legal portion of legacy	Tax rate	Deduction amount	Value of properties acquired according to legal portion of legacy	Tax rate	Deduction amount
¥10,000,000 or less	10%	¥0	¥200,000,000 or less	40%	¥17,000,000
¥30,000,000 or less	15%	¥500,000	¥300,000,000 or less	45%	¥27,000,000
¥50,000,000 or less	20%	¥2,000,000	¥600,000,000 or less	50%	¥42,000,000
¥100,000,000 or less	30%	¥7,000,000	Over ¥600,000,000	55%	¥72,000,000

[Due date and procedures for tax payment]

The taxpayer should declare and pay within 10 months, beginning the day after he or she becomes aware of the inheritance, with the Tax Office having jurisdiction over the address of decedent at the time of death.

For details, please contact the Tax Office (National Tax) (see Page 102).

● Calculation of tax amount

(1) Calculating the taxable value for each heir

$$\boxed{\text{Taxable value for each heir}} = \boxed{\text{Value of inherited property}} + \boxed{\text{Value of property to which the taxation system for settlement at the time of inheritance is applied}^{*1*2}} - \boxed{\text{Amount of debt and funeral expenses}} + \boxed{\text{Value of gift property within 3 years before the start of inheritance}^{*3}}$$

*1 Limited to cases where the taxation system for settlement at the time of inheritance has been selected.

*2 Regarding property acquired as a gift on or after January 1, 2024 (R6), this will be the amount remaining after deducting the basic deduction of ¥1,100,000 from the portion for that year of the value at the time the gift was acquired.

*3 In the FY2023 (R5) taxation system reforms, this was determined to be successively extended to within 7 years before the start of inheritance.

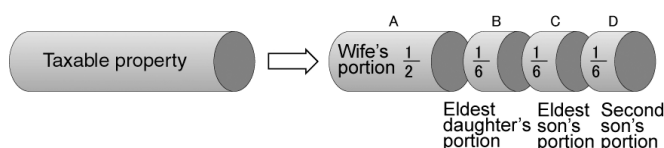
(2) Calculating the taxable property

$$\boxed{\text{Total taxable value of inherited property}} = \boxed{\text{Total of taxable values for all heirs}} - \boxed{\text{[Net value of inherited property]}} + \boxed{\text{[Amount of basic deduction]}}$$

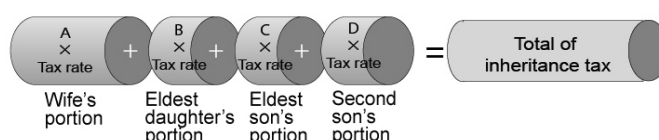
$$\text{Total of taxable values for all heirs} = \text{¥30,000,000} + \left\{ \text{¥6,000,000} \times \text{Number of heirs at law}^* \right\}$$

* The heirs who have renounced the right to inheritance, if any, are included in the number of heirs when calculating taxable property. In addition, one adopted child can be included in the number of heirs at law when the decedent has a natural child/children, and up to two adopted children can be included when the decedent has no children.

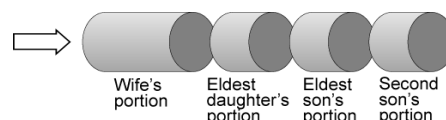
(3) Dividing total value of taxable property into legal portion of legacy



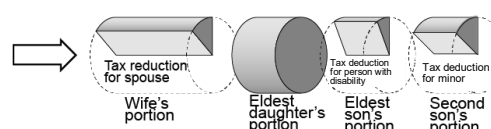
(4) Multiplying each legal portion of legacy by tax rate and adding up all the tax amounts



(5) Dividing total inheritance tax based in the proportion of taxable value of each heir to the net value of the inherited property



(6) Calculating the tax amount for each heir by subtracting the deductible amount



● Reduction of the Inheritance Tax

(1) Inheritance tax reduction for spouse

$$\begin{array}{|c|} \hline \text{Tax for} \\ \text{spouse after} \\ \text{reduction} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Inheritance} \\ \text{tax of} \\ \text{spouse} \\ \hline \end{array} - \begin{array}{|c|} \hline \text{Total of} \\ \text{inheritance} \\ \text{tax} \\ \hline \end{array} \times \frac{\begin{array}{|c|} \hline \text{The taxable value corresponding to legal portion of legacy of the spouse (at} \\ \text{minimum ¥160,000,000) or the value actually acquired, whichever is smaller} \\ \hline \end{array}}{\begin{array}{|c|} \hline \text{Total of taxable value} \\ \hline \end{array}}$$

Where the value actually acquired by spouse (the taxable value) is ¥160,000,000 or less, or if it exceeded ¥160,000,000 but is less than the taxable value corresponding to legal portion of legacy of the spouse, the spouse is not subject to inheritance tax.

(2) Tax deduction for minor

The sum of ¥100,000 multiplied by the number of years before the age of the heir reaches 18 is deducted from the amount of inheritance tax.

(3) Tax deduction for person with disabilities

The sum of ¥100,000* multiplied by the number of years before the age of the heir reaches 85 is deducted from the amount of inheritance tax.

* ¥200,000 in the case of a person with a severe disability

Motor Vehicle Tonnage Tax (National Tax)

[Taxpayers]

Persons who are given the issuance of vehicle inspection certificate and/or assignment of a vehicle registration number for new registration of vehicle or regular inspection.

[Tax payment]

The tax payment depends on the type of vehicle. See the table (excerpt) for tax rates below.

○ Tax Rates (private cars) (excerpt)

Vehicle types	Inspection interval	Tax rate*	
Passenger vehicles	3 years	Per the vehicle tonnage of 0.5 t	¥12,300
	2 years		¥8,200
	1 year		¥4,100
Light motor vehicles (excluding motorcycles)	3 years	Per a vehicle	¥9,900
	2 years		¥6,600

* For vehicles achieving a certain gas emission performance and fuel efficiency performance, etc., an eco-friendly car tax reduction will be applicable at the time of new registration of a new vehicle on or after May 1, 2023 (R5) to April 30, 2026 (R8), granting measures for exemption or reduction of 50% or 25% from the basic tax rate. Additionally, according to the performance, the vehicle may also be subject to the exemption measures in the second automobile inspection, etc.

(Note) For vehicles for which 13 and 18 years have elapsed from the new vehicle registration or etc., specific tax rates are stipulated respectively.

[Due date and procedures for tax payment]

The tax due must be paid by the date on which a taxpayer applies for the issue of a vehicle inspection certificate and/or assignment of a vehicle registration number for new registration of vehicle or regular inspection. The payment must be made at the Tokyo Transport Branch Office, the Motor Vehicle Inspection and Registration Office or the Light Motor Vehicle Inspection Organization by affixing motor vehicle tonnage revenue stamps equivalent to the amount of tax due to a specified document. For details, contact the Tokyo Transport Branch Office or the Motor Vehicle Inspection and Registration Office, or the Light Motor Vehicle Inspection Organization (see Page 74).

<Contact the following offices (Help Desk) for information on vehicle registration>

Shinagawa and Setagaya license numbers:	Tokyo Transport Branch Office	(050) 5540-2030 (Japanese only)
Adachi, Koto, Katsushika, Edogawa license numbers:	Adachi Motor Vehicle Inspection and Registration Office, Tokyo Transport Branch Office	(050) 5540-2031 (Japanese only)
Nerima, Suginami, Itabashi license numbers:	Nerima Motor Vehicle Inspection and Registration Office, Tokyo Transport Branch Office	(050) 5540-2032 (Japanese only)
Tama license numbers:	Tama Motor Vehicle Inspection and Registration Office, Tokyo Transport Branch Office	(050) 5540-2033 (Japanese only)
Hachioji license numbers:	Hachioji Motor Vehicle Inspection and Registration Office, Tokyo Transport Branch Office	(050) 5540-2034 (Japanese only)

Registration and License Tax (National Tax)

Registration and license tax is imposed when registering ownership rights, etc. to land or real estate and when registering the establishment of a joint-stock corporation, etc.

[Taxpayers]

Those who register real estate or implement commercial registration of a corporation, etc.

[Tax payment]

○Tax rate table (Extraction of the main types of real estate registration)

Types of registration		Amount paid
Ownership transfer registration	Inheritance, merger of corporations	Real estate price $\times$ 0.4%
	Gift	Real estate price $\times$ 2.0%
	Purchase/sale	Real estate price $\times$ 2.0%
Registration of ownership made for the first time		Real estate price $\times$ 0.4%
Registration of mortgage		Claimable asset amount $\times$ 0.4%
Provisional registration	For ownership transfer or preservation of ownership transfer claim (Excluding those for inheritance, merger of corporations, or partition of property in co-ownership.)	Real estate price $\times$ 1.0%
	Other provisional registration	1/2 the tax rate of definitive registration in principle or ¥1,000 per real estate

(Note 1) The real estate price is normally the value (assessed value) shown in the fixed assets tax ledger.

(Note 2) During the period until March 31, 2026 (R8), the tax rate for the ownership transfer registration through the purchase/sale of land is reduced to 1.5%.

(Note 3) During the period until March 31, 2027 (R9), tax rate reduction measures may be received for the preservation registration of ownership of residential buildings, ownership transfer registration, and the registration of mortgages concerning loans for the funds to acquire housing. (Reduction to 0.15% for preservation registration of ownership of residential buildings, reduction to 0.3% for ownership transfer registration and reduction to 0.1% for registration of mortgages concerning loans for the funds to acquire housing)

[Due date and procedures for tax payment]

Payment shall be made in cash, and the registration application form shall be submitted together with the receipt of tax payment. When the tax amount is ¥30,000 or less, payment can be made with revenue stamps. For details, contact the Tax Office (National Tax) or the Legal Affairs Bureau (see Pages 102 and 103).

Forest Environment Tax (National Tax)

The forest environmental tax is a national tax that is imposed from FY2024 (R6). It was established from the standpoint of stably securing the local government financial resources required for forest development, etc. in order to achieve the greenhouse gas emission reduction targets under the framework of the Paris Agreement and prevent the occurrence of natural disasters.

The full amount of this tax revenue is transferred to prefectures and municipalities as the forest environmental transfer tax.

[Taxpayers]

Individuals residing in Japan

[Tax payment]

Annual amount ¥1,000

[Due date and procedures for tax payment]

- The municipalities impose and collect this tax together with the inhabitant tax on individuals (per capita levy). (In principle, the same collection method is used as for the inhabitant tax on individuals (per capita levy).)
- For details, please contact the municipality where you reside (see Page 101).



Overview of Ward and Municipal Taxes

The following taxes listed below are municipal taxes. In addition to them, there are various municipal taxes, as shown on page 3. **For details, please contact your local municipal office (see Page 101).**

Inhabitant Tax on Individuals (Ward, City, Town and Village Inhabitant Tax)

In general, metropolitan inhabitant tax and municipal inhabitant tax on individuals are collectively referred to as the “inhabitant tax on individuals.”

Regarding inhabitant tax on individuals, the municipalities collectively assess metropolitan inhabitant tax and municipal tax. (See Page 6 onward for inhabitant tax on individuals.)

Metropolitan Inhabitant Tax and Municipal Inhabitant Tax on Corporations (City, Town and Village Inhabitant Tax)

Inhabitant tax on corporations, consisting of metropolitan inhabitant tax and the city, town and village inhabitant tax, is levied on the corporations that have offices and/or business establishments in Tokyo. These two taxes are referred to as “metropolitan inhabitant tax and municipal inhabitant tax on corporations”.

As a special provision of the taxation system of the Tokyo Metropolitan Government, corporations within the 23 special wards of Tokyo declare and pay metropolitan tax together with the equivalent amount of city, town and village inhabitant tax to the competent Metropolitan Taxation Office. Corporations located within municipalities declare and pay city, town and village inhabitant tax at the local ward or town office.

(See Page 26 onward for metropolitan inhabitant tax and municipal inhabitant tax on corporations.)

Light Motor Vehicle Tax (Category Base)

Light motor vehicle tax is imposed on those who own motorcycles, light motor vehicles, special compact cars and two-wheeled motor vehicles as of April 1. Tax shall be paid in April or May based on the Tax Notice sent out by the municipal office to taxpayers.

For details, please contact your local municipal office in the location where the vehicle is stationed.

● Tax Rates

Types of Motor Vehicles				Annual Tax (Standard tax rate)
Motorcycles	Gross displacement of 50cc or less, or a rated output of 600W or less*1*2			¥2,000
	Two-wheeled motor vehicles	Gross displacement of 125cc or less and a maximum output of 4.0kW or less		¥2,000
	Two-wheeled motor vehicles	Gross displacement exceeding 50cc and 90cc or less*2, or a rated output exceeding 600W and 800W or less		¥2,000
	Two-wheeled motor vehicles	Gross displacement exceeding 90cc*2, or a rated output exceeding 800W		¥2,400
	Motor vehicles with three or more wheels	Gross displacement exceeding 20cc, or a rated output exceeding 250W		¥3,700
Light motor vehicles	Two-wheeled motor vehicles (including a side car)			¥3,600
	Three-wheeled motor vehicles			¥3,900 (¥3,100)*3-5
	Motor vehicles with four or more wheels	Passenger use	Business use	¥6,900 (¥5,500)*3-5
			Private use	¥10,800 (¥7,200)*3-5
		Cargo use	Business use	¥3,800 (¥3,000)*3-5
			Private use	¥5,000 (¥4,000)*3-5
Two-wheeled compact vehicles				¥6,000

Contact for Inquiries of light vehicle registration, etc. (Japanese only)

Tokyo Central Office, Light Motor Vehicle Inspection Organization
Shinagawa and Setagaya license numbers:
(050) 3816-3100

Nerima Branch Office, Light Motor Vehicle Inspection Organization
Nerima, Suginami, Itabashi license numbers:
(050) 3816-3101

Adachi Branch Office, Light Motor Vehicle Inspection Organization
Adachi, Koto, Katsushika, Edogawa license numbers:
(050) 3816-3102

Hachioji Branch Office, Light Motor Vehicle Inspection Organization
Hachioji license numbers: (050) 3816-3103

Tama Branch Office, Light Motor Vehicle Inspection Organization
Tama license numbers: (050) 3816-3104

(Note) You may be eligible for tax reduction or exemption by making an application. For details, please contact your local municipal office.

*1 This includes specific compact motorcycles on or after April 1, 2024 (R6).

Motor vehicles with three or more wheels, excluding vehicles with a gross displacement exceeding 20cc or a rated output exceeding 250W.

*2 Two-wheeled motor vehicles, excluding vehicles with a gross displacement of 125cc or less and a maximum output of 4.0kW or less.

*3 The figures in parentheses are the tax rates applied to vehicles receiving the first new vehicle inspection on and before March 31, 2015 (H27).

*4 Regarding electric vehicles, etc. (new vehicles only) newly acquired between FY2023 and FY2025 (R5 and R7), limited to the fiscal year portion following the acquisition, the tax rate shall be reduced by roughly 75% (greening).

*5 For four-wheeled vehicles, etc. in use for 13 years since the first new vehicle inspection, a tax rate of about 20% is added (greening).

Bathing Tax

The bathing tax is an earmarked tax that is used to cover expenditures for environmental sanitation facilities; the protection and management facilities for the sources of mineral springs; maintenance of fire-fighting facilities; and promotion of the tourism. This tax is imposed on visitors to mineral bath spas at the rate of ¥150 (standard rate) per person per day. Operators of such facilities collect the tax from their customers and pay the tax to their local ward or municipal office by filing returns.

Procedures for Tax Payment and Taxation

● Procedures for Metropolitan Tax Payment

(More details can be confirmed from the “Tax Payment” section on the Tokyo Metropolitan Government Bureau of Taxation website.)

Over-the-counter payment

- Metropolitan Taxation Office (or branch office/island branch office) (Tokyo Metropolitan Tax Operations Center and Automobile Taxation Offices in addition to the foregoing for motor vehicle tax (category base))
- Financial institutions and post offices (Some financial institutions do not handle Metropolitan tax payment.)
- Convenience stores:
Payment is limited to payment slips of up to ¥300,000 in total amount per slip (which has a bar code).

Convenience stores available for tax payment:

KURASHIHAUSU, THREE EIGHT, SEIKATSUSAIKA, 7-ELEVEN, Daily YAMAZAKI, NEW YAMAZAKI DAILY STORE, FamilyMart, POPLAR, MINISTOP, YAMAZAKI Special Partner Shop, YAMAZAKI DAILY STORE, and LAWSON, Stores installed with MMK* (Including stores other than convenience stores. However, excluding unattended terminals and financial institutions' terminals)

* “Stores installed with MMK” are convenience stores, drugstores, etc. installed with an MMK (Multi-Media Kiosk). Stores that are able to receive payments have the “Store installed with MMK” sticker (right figure) displayed at the storefront.



Payment using mobile payment app

(1) Method by reading in bar code

Using the invoice payment service of a mobile payment app, payment can be made by reading in the bar code on the payment slip.

● Mobile payment apps that can be used for tax payment

au PAY, d Payment, J-Coin Pay, PayB, PayPay, Mobile Register, Rakuten Bank App, Rakuten Pay

● Payment slips which can be paid

Payment is limited to payment slips of up to ¥300,000 in total amount per slip (which has a bar code).

● Notes

- No receipt is issued. If you need a receipt, please pay over the counter of a Metropolitan Taxation Office / Branch Office / Island Branch Office, financial institution, etc. or at a convenience store. If you require a certificate of tax payment for automobile inspection, see the section “For those Requiring a Certificate of Tax Payment for Automobile Inspection” on Page 76.
- Payments cannot be cancelled once the payment procedure has been completed.
- Because tax payment using PayPay can only be done using PayPay money, it is necessary to charge your PayPay balance after verifying your identity.

(2) Method by reading in QR code

Using the QR code reading function of a mobile payment app, payment can be made by reading in the QR code printed on the payment slip.

● Mobile payment apps that can be used for tax payment

Please confirm the “eLTAX for Payment website” operated by the Local Tax Agency.

URL: <https://www.payment.eltax.lta.go.jp/>

● Payment slips which can be paid

Limited to the payment slip which has the local tax standardized QR code (eL-QR) printed.

* Payment slips that have been newly issued by Metropolitan Taxation Offices, etc., and payment slips which are created and printed by taxpayers themselves, will not have eL-QR codes printed on them.

* Because the usage limit amounts differ depending on the app, in some cases apps may not be used.

● Notes

- No receipt is issued. If you need a receipt, please pay at the counter of a Metropolitan Taxation Office / Branch Office / Island Branch Office, financial institution, etc. or at a convenience store. If you require a certificate of tax payment for automobile inspection, see the section “For those Requiring a Certificate of Tax Payment for Automobile Inspection” on Page 76.

- Payments cannot be cancelled once the payment procedure has been completed.
- Because tax payment using PayPay can only be done using PayPay money, it is necessary to charge your PayPay balance after verifying your identity.

* QR code is a registered trademark of Denso Wave Incorporated.

For Those Requiring a Certificate of Tax Payment for Automobile Inspection

Because the motor vehicle tax (category base) payment status can now be confirmed electronically at the Transport Branch Office, etc. conducting automobile inspections, the submission of the certificate of tax payment at the time of automobile inspection is no longer required.

Those requiring a certificate of tax payment for automobile inspection can apply for the certificate at the Metropolitan Taxation Office / Branch Office / Island Branch Office / Tax Operations Center, Automobile Taxation Office, etc. about a week after payment by  (Pay-easy).

When paying tax using a credit card or a mobile payment app, a tax payment certificate can be issued immediately after the tax payment procedures are completed. (Regarding applications received within about a week after implementing the tax payment procedures, it is necessary to show the detailed history screen on the eLTAX for Payment website, or the payment history screen on the mobile payment app.)

* Note that some mobile payment apps do not have payment history screens.

If you are in a hurry, due to reasons such as when the automobile inspection date is approaching, please pay the tax at the counter of a Metropolitan Taxation Office / Branch Office / Island Branch Office / Tax Operations Center, Automobile Taxation Office, financial institution, etc. or at a convenience store and use the certificate of tax payment attached to the right end of the payment slip.

Pay-easy payment

• ATM with (Pay-easy) logo at financial institutions* and post offices, Internet banking and mobile banking

- Pay-easy payment is available if your Metropolitan Tax payment slip bears the  (Pay-easy) logo.
- No receipt is issued. If you need a receipt, please bring the payment slip with you and pay the tax over the counter of a financial institution, etc. or at a convenience store. If you require a certificate of tax payment for automobile inspection, see the section “For those Requiring a Certificate of Tax Payment for Automobile Inspection” described above.

The “Confirmation Statement for Metropolitan Tax Payment” is issued independently in the Tokyo metropolitan area. Please contact the Metropolitan Taxation Office to obtain the Confirmation Statement.

- If you are to use an Internet banking or mobile banking for the first time, you have to file an application with the financial institution in advance.
- Pay-easy payment may be temporarily unavailable when the system maintenance or inspection is carried out.

* Limited to financial institutions in Tokyo that handle receipt of public funds.

Payment by credit card via eLTAX for Payment website

Payment can be made by credit card via personal computer (PC), smartphone, etc. by accessing the eLTAX for Payment website (System usage fee according to the tax amount is required).

For details, please see the eLTAX for Payment website.

• Metropolitan taxes eligible for credit card payment

Motor vehicle tax (category base), fixed assets tax/city planning tax (on land and buildings (in the 23 special wards)), fixed assets tax (on depreciable assets (in the 23 special wards)), business tax on individuals, and real estate acquisition tax

Note that regarding the return tax items of the metropolitan inhabitant tax on corporations and the business tax on corporations, etc., it is possible to make payments utilizing credit cards on the eLTAX for Payment website based on the payment information* on the payment slip issued by the Metropolitan Taxation Office, etc.

* Payment information: Receiving institution No. / Payment No. / Confirmation No. / Payment classification

• Notes

- Credit card payment is only available for payment slips with tax amounts of less than ¥10,000,000.
- In addition to the tax amount, a system usage fee is required according to the tax amount (A fee of ¥37 up to the first ¥10,000, and ¥75 is added for every ¥10,000 thereafter (excluding consumption tax)).
- Payments cannot be cancelled and the system usage fee cannot be returned once the payment procedure is completed. (The system usage fee cannot be returned even if the tax amount is refunded).
- No receipt is issued. If you need a receipt, please pay over the counter at a Metropolitan Taxation Office / Branch Office / Island Branch Office, financial institution, etc. or at a convenience store. If you require a certificate of tax payment for automobile inspection, see the section “For Those Requiring a Certificate of Tax Payment for Automobile Inspection” described above.
- Payment is not automatically registered for multiple years. Those who went through the procedure the previous year must repeat the procedure when making a payment this year.



- The following credit cards are accepted for payment. VISA, Mastercard, JCB, AmericanExpress, Diners Club



- Credit card payment is not available at the counter of a Metropolitan Taxation Office / Branch Office / Island Branch Office, financial institution, etc. or at a convenience store. Please take the necessary steps on the dedicated website (eLTAX for Payment website).

<eLTAX for Payment website: <https://www.payment.eltax.lta.go.jp/>> (Japanese only)

Account transfer payment

Account transfer payment is a convenient way to automatically pay the tax from ordinary or savings accounts on the payment due date.

• Metropolitan taxes eligible for automatic deduction

- Business tax on individuals
- Fixed assets tax/city planning tax (on land and buildings)*
- Fixed assets tax (on depreciable assets)*

* Assets located in Tokyo's 23 special wards are eligible. Note that account transfer payment cannot be used for taxes imposed as required.

• Financial institutions handling account transfer payment

Financial institutions in Tokyo handling receipt of public funds (Some financial institutions do not handle Metropolitan tax payment.)

- **How to Apply** (Application may be made through one of the following methods)

(1) Online application

	Application method	Application period	Note
Application Accepting Service for Tokyo Metropolitan Online Account Transfer Payment	Please apply online using the dedicated website (Japanese only).	Until the 10th day of the same month that you wish account transfer payment to begin*	Deposits earmarked for tax payment cannot be used. Corporate accounts and business accounts cannot be used, with the exception of some financial institutions.

* If the payment deadline falls on the first working day of the month, the application deadline shall be the 10th day of the previous month. Because other notes are also described, please confirm the dedicated website for details.

URL: https://www.tax.metro.tokyo.lg.jp/tozei_nouzei/web_kouzafurikae

(2) Application using the account transfer payment request form

	Application method	Application period	Note
(1) Account Transfer Payment Request Form for Metropolitan Taxes (Automatic payment application form) (for downloading only)	Download the request form from the Tokyo Metropolitan Government Bureau of Taxation website, and print it out. Send it by mail to the address described on the request form.	Until the 10th day of the month before the month that you wish account transfer payment to begin* (Must arrive at the Tax Payment Promotion Section by this day.)	Regarding the application, please confirm the notes and the filled-out example given on the website. This request form cannot be accepted at the counters of financial institutions.
(2) Account Transfer Payment Request Form for Metropolitan Taxes (Triple copy)	Fill out the required items and then make the application at the counter of each financial institution (e.g. a bank) which handles metropolitan government public funds.	Until the 10th day of the month before the month that you wish account transfer payment to begin*	When conducting the procedures, please bring your (1) account passbook, (2) personal seal for the account book and (3) tax notice. Because there may be limitations on the number of request forms available, please contact each financial institution before visiting.
(3) Account Transfer Payment Request Form for Metropolitan Taxes (Postcard-style)	Fill out the required items and put the completed form in a post box.	Until the 10th day of the month before the month that you wish account transfer payment to begin* (Must arrive at the Tax Payment Promotion Section by this day.)	Regarding the application, please confirm the notes and the filled-in example given on the website.

* If the payment due date falls on the first working day of the month, the application deadline shall be the 10th day of two months before the intended start of payment.

For more details, notes, etc. relating to account transfer payment, please confirm “Metropolitan Taxation Q&As” and “Tax Payment” on the Tokyo Metropolitan Government Bureau of Taxation website (<https://www.tax.metro.tokyo.lg.jp/>).

<Inquiries about Account Transfer Payment (Japanese only)>

Tax Payment Promotion Section, Tax Collection Division, Bureau of Taxation:

(03) 3252-0955 (Weekdays 9:00 a.m. to 5:00 p.m.)

* Contact the Metropolitan Taxation Office with administrative jurisdiction over your area to report changes of your address and regarding contents of taxation.



Payment by the local tax common tax payment system (eLTAX electronic tax payment)

The local tax common tax payment system is a system utilizing eLTAX which enables electronic tax payments to be made to all prefectures, wards, cities, towns and villages all together in a one-time procedure from a home or workplace computer.

● Metropolitan taxes that can be paid using the local tax common tax payment system

Metropolitan inhabitant tax on corporations, business tax on corporations, special corporate enterprise tax, local corporation special tax, establishment tax (in the 23 Special Wards), metropolitan inhabitant tax on interest income, metropolitan inhabitant tax on dividend income, metropolitan inhabitant tax on capital gains from shares, etc., prefectural tobacco tax, golf course utilization tax, accommodation tax and gas oil delivery tax.

● Methods of payment (Payment can be made using either of the following methods)

• Direct payment

Payment can be made using easy clicking operation from a financial institution that was notified beforehand.

• Internet banking, etc.

Payment can be made using Internet banking, mobile banking and ATMs based on the tax payment information* issued by eLTAX.

• Payment by credit card

It is possible to make payments utilizing credit cards on eLTAX based on the payment information* issued by eLTAX.

* Payment information: Receiving institution No. / Payment No. / Confirmation No. / Payment classification

● Notes

• No receipt is issued. If you need a receipt, please pay at the counter of a financial institution, etc.

• In order to utilize direct payment, it is necessary to send the “Local Tax Direct Payment Account Transfer Request Form” that has been output from the eLTAX support software to the financial institution beforehand to register an account. In some cases it may take up to one month to complete the bank account registration.

• For the local tax common tax payment system operation methods and the financial institutions which can be used for making payments, please see the eLTAX website.

<eLTAX Website: <https://www.eltax.lta.go.jp/>> (Japanese only)

● Tax Delinquency

Tax delinquency means not to pay total tax amount by the designated due date.

The delinquent taxpayer is reminded by a collection letter or the like. If the delinquency still continues, disposition of delinquency will be provided to the taxpayer.

○ Disposition of Delinquency

Regarding taxes, the law stipulates that “property of the pertinent taxpayer shall be seized” if “the full amount is not paid in 10 days elapsed from the day of issue of the collection letter.”

If no payment is made after the due date, the pertinent taxpayer’s property shall be seized with a view to ensuring fairness in relation to taxpayers having paid the dues in full. If delinquency continues after the seizure, the seized property will be converted into money (debt collection practices, public sale of real estate, etc.), and the proceeds will be appropriated to the metropolitan tax. This series of procedures is referred to as the disposition of delinquency.

● Delinquent Charge

Delinquent charges are calculated at the rate (annual interest) shown below, based on the number of days between the day following the due date and the date of actual tax payment:

<On or after January 1, 2014 (H26)>

Delinquent charge	Standard rule	Special treatment	Delinquent charge special standard rate* ³	Average lending rate
Within one month from the day after the due date	7.3%	Delinquent charge special standard rate +1%* ¹	Average lending rate +1%	Defined as the rate announced by the Minister of Finance based on the provisions in Article 93 Paragraph 2 of the Act on Special Measures concerning Taxation.
Exceeding one month from the day after the due date	14.6%	Delinquent charge special standard rate +7.3%* ²		

*1 If “Delinquent charge special standard rate +1%” exceeds 7.3%, then the standard rule is applied.

*2 If “Delinquent charge special standard rate +7.3%” exceeds 14.6%, then the standard rule is applied.

*3 Until December 31, 2020 (R2), this is known as the special standard rate. The rate during 2025 (R7) is 1.4%.

<On or before December 31, 2013 (H25)>

Delinquent charge	Standard rule	Special treatment	Special standard rate
Within one month from the day after the due date	7.3%	Special standard rate* ⁴	The sum of an annual rate of 4% and the basic discount rate of commercial bills prevailing when November 30 of each previous year is passed.
Exceeding one month from the day after the due date	14.6%	None	

*4 This special treatment is applicable from January 1, 2000 (H12) to December 31, 2013 (H25).

If the special standard rate exceeds 7.3%, then the standard rule is applied.

Calculation of delinquent charge

<On or after January 1, 2014 (H26)>

$$\text{Delinquent charge} = \frac{\text{Tax amount} \times \text{Number of days (A)} \times (\text{Delinquent charge special standard rate} + 1\%)}{365 \text{ (days)}} + \frac{\text{Tax amount} \times \text{Number of days (B)} \times (\text{Delinquent charge special standard rate} + 7.3\%)}{365 \text{ (days)}}$$

<On or before December 31, 2013 (H25) >

$$\text{Delinquent charge} = \frac{\text{Tax amount} \times \text{Number of days (A)} \times \text{Special standard rate}}{365 \text{ (days)}} + \frac{\text{Tax amount} \times \text{Number of days (B)} \times 14.6\%}{365 \text{ (days)}}$$

Number of days in period A: The number of days for a period of one month beginning the day after the tax payment is due

Number of days in period B: The number of days by which it is exceeded when the period for the special standard rate is exceeded

(Note 1) Fractions of less than ¥100 or delinquent charges of less than ¥1,000 are dropped.

(Note 2) For those who have taken an extension on the final tax return, the delinquent charge rate of business tax on corporations, special corporate enterprise tax, local corporation special tax, and metropolitan inhabitant tax on corporations (within the allotted period of extension) may vary during the period between January 1, 2000 (H12) and December 31, 2013 (H25) depending on the basic discount rate for commercial bills (what was traditionally called the official discount rate). Between January 1, 2014 (H26) and December 31, 2020 (R2), the delinquent charge rate is defined as the special standard rate (the rate in which the average lending rate has an annual rate of 1.0% added). On and after January 1, 2021 (R3), the delinquent charge rate is defined as the rate in which the average lending rate has an annual rate of 0.5% added. The rate during 2025 (R7) is 0.9%.

● Additional Charge for Self-assessment

Additional charges are imposed on the taxes paid on the basis of self-assessment, such as the business tax on corporations, gas oil delivery tax, and establishment tax, if the tax amount actually paid by the taxpayer is insufficient or the payment is overdue.

Additional charge for deficient returns	Where additional charge is required because the amount of return was insufficient when filing returns is carried out within due date	10% (15%) of the additional amount of tax
Additional charge for not filing returns	Where the return is not filed by due date	5% or 15% (20%) of the tax amount* ¹ (an extra 10% may be added)* ²
Heavy additional charge	Where the taxpayer intentionally tries to evade tax liability	35% or 40% of the additional amount of tax (an extra 10% may be added)* ²

*1 Regarding tax returns with submission deadlines arriving on or after January 1, 2024 (R6), the percentage of the additional charge for not filing returns corresponding to the portion of the tax amount exceeding ¥3,000,000 that should be paid will be raised to 30%.

*2 Applied to tax returns with a submission deadline on or after January 1, 2017 (H29).

● Refunds and Appropriation of Overpayment

Overpayment of metropolitan taxes or payments made unintentionally will be refunded. Note, however, that refunds will be applied to any unpaid taxes due. Delinquent charge may be imposed even in this case.

In this case, the amount, which is calculated based on the additional refund amount special standard rate* in accordance with the period from the day following the payment to the day when the refund was determined or appropriated, will be added to the amount to be refunded or appropriated.

Additional amount to refund = Overpayment amount × Number of days × Additional refund amount special standard rate* / 365 days

* The additional refund amount special standard rate is defined as the rate in which the average lending rate has an annual rate of 0.5% added.

● Postponement of Tax Collection and Encashment

In the following cases, when the taxpayer is deemed to be unable to make a tax payment in one lump sum, tax collection will be postponed and payment will be possible in installments, etc.

It is necessary for taxpayers to submit an application for the postponement of tax collection and encashment.

Conditions	○ Where property suffers theft, or damage due to disaster, including earthquake, storm, flood or fire ○ Where a taxpayer or a relative who shares living expenses with a taxpayer becomes sick or is injured ○ Where a business is closed down or discontinued ○ Where the business suffers a severe loss ○ Where there is trouble or problems similar to the above items ○ Where taxation is assessed after one year has passed since the statutory due date for tax payment ○ Where paying taxes all at once makes it difficult to continue the business or maintain living quality
Period for postponement	○ Up to one year in principle ○ Tax payment by installments can be accepted. ○ The postponement special standard rate* (Until December 31, 2020 (R2), this is the special standard rate) will be the upper limit of the rate for delinquent charge during the period for postponement, and the delinquent charge corresponding to the portion in excess will be exempt. Depending on the reasons, the taxpayer may be exempted from the full delinquent charge.
Necessary documents for application	○ Application form for the postponement of tax collection or application form for the postponement of encashment ○ In the case of postponing tax collection, documents to prove the necessity of the postponement (e.g. certificate of disaster/theft, the latest financial statements, etc. for corporations) ○ Trust deed, inventory of property, expenditure statement, etc.
Provision of collateral	○ Collateral worth the amount of postponement is required in principle. (national bonds, local bonds, land, insured buildings or guarantee of surety, etc.). However, provision of collateral is not required in the following cases. • The amount of postponement is ¥1,000,000 or less. • The postponement period is three months or less • In case special circumstances exist in which a collateral cannot be provided
There are different deferment systems of tax collection for the business tax on corporations, special corporate enterprise tax, local corporation special tax, metropolitan inhabitant tax on corporations, business tax on individuals, real estate acquisition tax, motor vehicle tax (environmental performance excise), and gas oil delivery tax.	

* The postponement special standard rate is defined as the rate in which the average lending rate has an annual rate of 0.5% added.

● Filing of Appeal and Revocation Suit: Relief Systems for Taxpayers

Taxpayers who are dissatisfied with the taxation and collection of metropolitan taxes have the right to file an appeal and bring a revocation lawsuit, as guaranteed under the Local Tax Act, the Administrative Appeal Act and the Administrative Case Litigation Act.

The Tax Notice, notice of correction and determination, collection letter or the like contain information on period, etc. for filing of appeal and revocation suit for your reference.

Filing of appeal*1	In the case where a taxpayer is dissatisfied with the disposition related to the taxation and collection of metropolitan taxes, the taxpayer can file an appeal for administrative review to the governor of the Tokyo Metropolitan Government within three months*2 in principle from the day following the date on which the taxpayer knew that the disposition had taken place (for example, the date on which the taxpayer received a Tax Notice). The application for administrative review must be submitted in writing (in duplicate) to the governor of the Tokyo Metropolitan Government, and may be submitted via the director of the Metropolitan Taxation Office or branch office.
Revocation suit	In principle, a revocation suit cannot be filed before the disposition on the appeal for examination has been rendered. However, when no administrative disposition on appeal is made after a period of three months from the day on which the request for an administrative review was made, the revocation suit can be filed before the disposition has been made.

*1 Of the items concerning fixed assets tax and city planning tax, taxpayers who are dissatisfied with the prices registered in the fixed assets tax ledger can request an examination to the Tokyo Metropolitan Government Fixed Assets Evaluation Review Commission. (See Page 47 for information on requests for examination.)

*2 As for disposition of delinquency, an exception to the period for application for an examination is provided in the Local Tax Act.

● The Tax Agent System

Taxpayers without an address, residence, office, or business location within the Metropolitan area* shall designate a tax agent who handles all matters related to taxation on their behalf.

For details, contact the Metropolitan Taxation Office with administrative jurisdiction over your area.

* For fixed assets tax, city planning tax, special land possession tax and establishment tax, this shall be within Tokyo's 23 wards.

(1) Metropolitan Taxes Covered by the System

Business tax on individuals, metropolitan inhabitant tax on individuals*, business tax on corporations, metropolitan inhabitant tax on corporations, real estate acquisition tax, golf course utilization tax, motor vehicle tax (category base), mine lot tax, fixed assets tax/city planning tax, special land possession tax and establishment tax

* Metropolitan inhabitant is assessed together with ward and municipal inhabitant tax. Please contact your local municipal office on how to appoint a tax agent.

(2) Persons Eligible to Become a Tax Agent

Persons who hold an address within the Metropolitan area* (including corporations)

* For fixed assets tax, city planning tax, special land possession tax and establishment tax, this shall be within Tokyo's 23 wards.

(3) Procedure

Please submit the Notification of Tax Agent to the Metropolitan Taxation Office with administrative jurisdiction over your area. The form is available at Metropolitan Taxation Offices and can also be downloaded from the Tokyo Metropolitan Government Bureau of Taxation website.

It is also possible to submit the Notification from the eLTAX website (see Page 32).

● Time Limit for Right of Taxation and Negative Prescription for Collection

If taxation, including corrections and decisions, of metropolitan taxes were to be retroactive without limitation, or if a forgotten tax payment were to be demanded after a considerable number of years have passed, it would cause confusion and problems for taxpayers.

Therefore, this system, in which the power to tax and collect lapses if not completed within the specified period, has been established.

(1) Taxable Period

Taxation cannot be imposed if the following periods have passed since the day after the statutory due date of tax payment (the due date for the first partial payment or the initial date for the real estate acquisition tax or the motor vehicle tax (environmental performance excise)).

Description		Taxable Period
(1) Where the tax is newly assessed or the amount has increased	(A) Metropolitan tax through ordinary collection (excluding (B).)	3 years
	(B) Real estate acquisition tax, fixed assets tax and city planning tax	5 years
	(C) Metropolitan tax through payment by declaration or special collection, additional charge	
(2)	Reduction of the tax amount or additional charge	7 years
(3)	False statement or illegal act	
(4) Special cases	Where a taxpayer files an administrative appeal or institutes a lawsuit	Even if the period (1) to (3) above has passed, taxation can be imposed for six months from the date of decision or judgment.
	Where decision on an additional charge for not filing a return is to be made following submission of an application* ¹ made within three months before the date when decision can no longer be made	Even if the period in (1) (C) above has passed, taxation can be imposed for three months from the day when the application was submitted.* ²
	Where request for correction was made within six months before the date when correction can no longer be made, or where decision on additional charge related to that correction is to be made	Even if the period (2) above has passed, taxation can be imposed for six months from the day when the request for correction was made.
	Where correction or decision, etc. was made regarding national taxes such as income tax, corporation tax and consumption tax in reference to inhabitant tax, business tax, special corporate enterprise tax, local corporation special tax and local government consumption tax	Taxation can be imposed for two years from the date when the disposition, etc. was made.

*1: With the exception of applications which were submitted according to predictions of corrections and decisions following inspections

*2: Applies to additional charges for not filing returns in which the statutory due date of tax payment occurs on or after April 1, 2020 (R2).

(2) Negative Prescription for Collection

Principle	The power of collection lapses if it is not executed within five years from the statutory due date for tax payment or from the date of decision or judgment in the special cases in (4) as above.
Prescription completion, postponement and renewal*	When there is a demand, seizure or other reason, the prescription shall not be finished, and the period of five years for prescription will resume from the day following the date when the reason in question terminated.
False statement or illegal act	In the case of (3) in the table above, the prescription shall not run for a maximum of two years from the day following the statutory due date for tax payment, and the practical period of prescription may be extended to seven years.
During the postponement of tax collection and encashment	Prescription does not run during the postponement of tax collection.

* If the reason for interrupting the prescription occurred on or before March 31, 2020 (R2), the effect shall also continue on and after April 1, 2020 (R2).

Reduction or Exemption

Where taxpayers or taxable items qualify for certain special circumstances, reduction or exemption of metropolitan tax may be applied by request. In principle, those who apply for the reduction or exemption are required to submit an application form, with necessary documents attached, at the Metropolitan Taxation Office or branch office/island branch office* by the due date.

* Applications relating to motor vehicle tax (environmental performance excise and category base) and light motor vehicle tax (environmental performance excise) shall be filed at the Tokyo Metropolitan Tax Operations Center, Automobile Taxation Office, or at the Metropolitan Taxation Offices including branch offices and island branch offices.

● Major Types of Reduction or Exemption Systems

Tax items	Main reasons/Objects for reduction or exemption
Metropolitan inhabitant tax on individuals	Where the amount of ward and municipal inhabitant tax on individuals is reduced or exempted because the taxpayer suffered damage from disaster, or because the taxpayer receives public assistance under the Public Assistance Act (For details on procedures, etc., please contact the municipality where you reside.)
Business tax on individuals	- Where the taxpayer receives livelihood assistance under the Public Assistance Act - Where the taxpayer suffered considerable damage to property from disasters, theft or embezzlement - Where the taxpayer paid an extraordinary amount of medical expenses - Where the taxpayer or his/her dependent, etc. is a person with a disability or severe disability - Where the taxpayer acquired energy-saving equipment or renewable energy equipment
Business tax on corporations	Where the taxpayer acquired energy-saving equipment or renewable energy equipment (for small- and medium-sized enterprises)
Real estate acquisition tax	- Acquisition of real estate through the transfer of rights on the basis of the Urban Renewal Act - Where the acquired real estate was lost or destroyed by a disaster prior to the due date of the real estate acquisition tax, or where substitute real estate was acquired within 3 years of the disaster - Where the owner acquired a replacement house within a specified period of time following the removal from previous house due to public works - Where the owner acquired a replacement house within a specified period of time due to land readjustment projects based on the Land Readjustment Act - Where a Tokyo Zero Emission House which meets the certain requirements was newly built
Fixed assets tax and city planning tax (within the 23 special wards)	- Fixed assets of the taxpayer who receives livelihood assistance, etc. under the Public Assistance Act - Fixed assets as payment in kind pursuant to the provisions of the Inheritance Tax Act - Fixed assets which had their income rights transferred free of charge to the government, etc. or which the government started to offer free of charge for official or public use after the base date for assessment (January 1) (Except when they are used through renting for a fee.) - Fixed assets lost/destroyed or extensively damaged by disasters, etc.



Tax items	Main reasons/Objects for reduction or exemption																																																					
Motor vehicle tax (environmental performance excise) Motor vehicle tax (category base) Light motor vehicle tax (environmental performance excise)	○ Automobiles directly used exclusively for public interest ○ Automobiles with the structure designed to be used by the disabled ○ Automobiles driven by the person with disabilities or by the person who shares living expenses with the person with disabilities for the disabled among the automobiles that are owned by the disabled who meet the certain requirements or the persons who share living expenses with the disabled* * The scope of the reduction or exemption is limited. See Pages 51, 53, 55 for details. (1) Persons with physical disabilities <table><tr><th colspan="2">Categories of disability</th><th>Handbook for the physically disabled</th><th>Categories of disability</th><th>Handbook for the physically disabled</th></tr><tr><td colspan="2">Functional disability of lower limbs</td><td>Classes 1-6</td><td>Phonetic or speaking disorders</td><td>Class 3 (Only for disabilities that involve laryngectomy)</td></tr><tr><td colspan="2">Functional disability of the trunk</td><td>Classes 1-3 and 5</td><td>Cardiac function impairments</td><td>Classes 1, 3 and 4</td></tr><tr><td colspan="2">Functional disability of upper limbs</td><td>Classes 1 & 2</td><td>Kidney impairments</td><td>Classes 1, 3 and 4</td></tr><tr><td rowspan="2">Motor function impairment caused by non-progressive cerebral lesion (before infancy)</td><td>Dysfunction of upper limbs</td><td>Classes 1 & 2</td><td>Respiratory system impairments</td><td>Classes 1, 3 and 4</td></tr><tr><td>Locomotive function impairment</td><td>Classes 1-6</td><td>Bladder/rectum impairments</td><td>Classes 1, 3 and 4</td></tr><tr><td colspan="2">Visual impairment (visual power/field impairment)</td><td>Classes 1-3 and visual power impairment Class 4 (1 of Class 4)</td><td>Small intestine impairments</td><td>Classes 1, 3 and 4</td></tr><tr><td colspan="2">Hearing impairment</td><td>Classes 2 & 3</td><td>HIV-Virus- induced immune system impairments</td><td>Classes 1-3</td></tr><tr><td colspan="2">Equilibrium impairment</td><td>Classes 3 & 5</td><td>Hepatic function impairments</td><td>Classes 1-4</td></tr></table> (2) The wounded and sick retired soldiers <table><tr><td>Handbook for the wounded and sick retired soldiers</td><td>Contact the Tokyo Metropolitan Motor Vehicle Tax Call Center (03-3525-4066) for information on the applicable degree of disabilities (Japanese only).</td></tr></table> (3) People with mental retardation <table><tr><td>Handbook for people with mental retardation “Handbook of Love (<i>Ryōiku Tesho</i>)”</td><td>Comprehensive evaluation category 1-3</td></tr></table> (4) People with mental disorders <table><tr><td>Health and Welfare Benefit Handbook for people with mental disorders (exclusively for persons with a beneficiary certificate of medical fee subsidies for self-sufficiency support (psychiatric outpatient care))</td><td>Class 1</td></tr></table> (Note 1) Tax reduction or exemption is applicable only for one vehicle per disabled person. (Note 2) Regarding the reduction or exemption systems for light motor vehicle tax (category base), please contact in the municipality where you live.				Categories of disability		Handbook for the physically disabled	Categories of disability	Handbook for the physically disabled	Functional disability of lower limbs		Classes 1-6	Phonetic or speaking disorders	Class 3 (Only for disabilities that involve laryngectomy)	Functional disability of the trunk		Classes 1-3 and 5	Cardiac function impairments	Classes 1, 3 and 4	Functional disability of upper limbs		Classes 1 & 2	Kidney impairments	Classes 1, 3 and 4	Motor function impairment caused by non-progressive cerebral lesion (before infancy)	Dysfunction of upper limbs	Classes 1 & 2	Respiratory system impairments	Classes 1, 3 and 4	Locomotive function impairment	Classes 1-6	Bladder/rectum impairments	Classes 1, 3 and 4	Visual impairment (visual power/field impairment)		Classes 1-3 and visual power impairment Class 4 (1 of Class 4)	Small intestine impairments	Classes 1, 3 and 4	Hearing impairment		Classes 2 & 3	HIV-Virus- induced immune system impairments	Classes 1-3	Equilibrium impairment		Classes 3 & 5	Hepatic function impairments	Classes 1-4	Handbook for the wounded and sick retired soldiers	Contact the Tokyo Metropolitan Motor Vehicle Tax Call Center (03-3525-4066) for information on the applicable degree of disabilities (Japanese only).	Handbook for people with mental retardation “Handbook of Love (<i>Ryōiku Tesho</i>)”	Comprehensive evaluation category 1-3	Health and Welfare Benefit Handbook for people with mental disorders (exclusively for persons with a beneficiary certificate of medical fee subsidies for self-sufficiency support (psychiatric outpatient care))	Class 1
	Categories of disability		Handbook for the physically disabled	Categories of disability	Handbook for the physically disabled																																																	
	Functional disability of lower limbs		Classes 1-6	Phonetic or speaking disorders	Class 3 (Only for disabilities that involve laryngectomy)																																																	
	Functional disability of the trunk		Classes 1-3 and 5	Cardiac function impairments	Classes 1, 3 and 4																																																	
	Functional disability of upper limbs		Classes 1 & 2	Kidney impairments	Classes 1, 3 and 4																																																	
	Motor function impairment caused by non-progressive cerebral lesion (before infancy)	Dysfunction of upper limbs	Classes 1 & 2	Respiratory system impairments	Classes 1, 3 and 4																																																	
		Locomotive function impairment	Classes 1-6	Bladder/rectum impairments	Classes 1, 3 and 4																																																	
	Visual impairment (visual power/field impairment)		Classes 1-3 and visual power impairment Class 4 (1 of Class 4)	Small intestine impairments	Classes 1, 3 and 4																																																	
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	Equilibrium impairment		Classes 3 & 5	Hepatic function impairments	Classes 1-4																																																	
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Health and Welfare Benefit Handbook for people with mental disorders (exclusively for persons with a beneficiary certificate of medical fee subsidies for self-sufficiency support (psychiatric outpatient care))	Class 1																																																					
Establishment tax (within the 23 special wards)	○ Buildings for business use which were lost/destroyed or extensively damaged by disasters, etc.																																																					
Gas oil delivery tax	○ Where damages such as the loss of non-taxable possessions or leakage of tax-free light oil were incurred due to circumstances such as disasters, etc.																																																					



Procedures for Certification, etc., regarding Metropolitan Taxes

● Types of Certificates, etc. relating to Metropolitan Taxes

		Overview
Certificate of tax payment		This document certifies the amounts that should be paid, the amount that were paid, and the amounts outstanding, etc. It is possible to issue a 6-fiscal-year portion including the current fiscal year portion.
Certificate of motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.)		This document is required when conducting the automobile inspection (Continuous motor-vehicle inspection/inspection for structural changes). It is attached with the Tax Notice/tax payment slips for motor vehicle tax (category base), but is re-issued in cases such as when the certificate has been lost. * Because it is possible to electronically confirm tax payment at the counters of the Transport Branch Office and Motor Vehicle Inspection and Registration Office, etc., it is possible to omit the submission of the certificate of tax payment during automobile inspections. However, A maximum of around 10 days is required following payment to enable confirmation of the tax payment. * Can only be used for automobile inspections (continuous motor-vehicle inspections/inspections for structural changes).
Certificate of having never received a disposition of delinquency		This document certifies that the taxpayer has never received a disposition of delinquency in relation to metropolitan taxes. (Note) This is not a “certificate proving there is no delinquency (non-payment)”. Because the Tokyo Metropolitan Government does not issue a “certificate proving there is no delinquency (non-payment)”, please confirm the required tax item and fiscal year, and apply for a certificate of tax payment (for general use).
Certificate for use in applying for a license to produce and sell liquor		This document certifies that the taxpayer does not correspond to any of the following items in relation to metropolitan taxes. 1. The taxpayer has received a disposition of delinquency relating to metropolitan taxes within the past 2 years. 2. The taxpayer has received a notification procedure relating to metropolitan taxes, and a period of 3 years has not passed since the date when this was executed. 3. The taxpayer is currently delinquent in paying metropolitan taxes.
Fixed assets	Certificate of the fixed asset's valuation	Among the items registered in the fixed assets tax ledger, this document certifies items including the fixed asset assessed value, standard taxable value, owner, and location as of the day of assessment in the fiscal year concerned. It is possible to issue a 6-fiscal-year portion including the current fiscal year portion.
	Certificate related to fixed assets (public dues)	Among the items registered in the fixed assets tax ledger, this document certifies items including the fixed asset assessed value, standard taxable value, tax amount, owner, and location as of the day of assessment in the fiscal year concerned. It is possible to issue a 6-fiscal-year portion including the current fiscal year portion.
	Certificate of property	Among the items registered in the fixed assets tax ledger, this document certifies the items that are the same as the items registered in the real estate register. Fixed assets which have not yet been registered cannot be certified. It is only possible to issue the current fiscal year portion.
Fixed assets (supplementary) tax ledger		This is a public record in which the fixed asset location, owner, state, and the value comprising the standard taxable value, etc. are registered. In the case of land and houses, the land category classification or type, the land area or floor area, etc. are mentioned. For depreciable assets, the type, number, and values are mentioned. It is possible to browse a 6-fiscal-year portion including the current fiscal year portion.
Land and house tax register book classified by owner		This is a ledger based on the fixed assets (supplementary) tax ledger which lists the registered items relating to the land and house for each taxpayer. It is possible to browse a 6-fiscal-year portion including the current fiscal year portion.
Cadastral map		This is a map which explains the land lot numbers, etc. It is possible to browse only the current fiscal year portion at the Tokyo Metropolitan Taxation Office in the ward where the land is located. The map can also be browsed on the Tokyo Metropolitan Government Bureau of Taxation website (Japanese only).
Certificate of submission of declarations such as new business start-ups (Corporations)		This document certifies that corporations have submitted declarations such as the commencement of business activities (Notification of corporation establishment and notification of change).

How to Obtain a Certificate of Tax Payment

● Place for Application

See Page 87 for the address for making applications by mail.

You can apply for a certificate of tax payment regarding any metropolitan tax at any of the Metropolitan Taxation Office (or branch office/island branch office).

Types of certificates		Office for application
Certificate of tax payment (for general use)	Taxes other than motor vehicle tax (category base)	Any Metropolitan Taxation Office (or branch office/island branch office)
	Motor vehicle tax (category base)	Any Metropolitan Taxation Office (or branch office/island branch office), Tokyo Metropolitan Tax Operations Center or any Automobile Taxation Office
Certificate of having never received disposition of delinquency		Any Metropolitan Taxation Office (or branch office/island branch office)
Certificate for use in applying for the license to produce and sell liquor		Any Metropolitan Taxation Office (or branch office/island branch office)
Certificate of motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.)		Any Metropolitan Taxation Office (or branch office/island branch office), Tokyo Metropolitan Tax Operations Center or any Automobile Taxation Office

(Note) The payment of special corporate enterprise tax and local corporation special tax (national taxes) is certified in an amount totaled with the pertinent business tax on corporations.

● Eligible Applicants

- (1) Applicant pertaining to the matter to be certified
- (2) Proxy for the above

● Necessary Items to Apply for a Certificate

See Page 89 for documents for identity verification of the applicant.

(1) Filing of application by the applicant

ID document of the applicant

(Note 1) Heirs who file an application need to bring the legal inheritance information diagram (copy). In case they don't have the legal inheritance information diagram (copy), they need to bring 1) a document to verify that they are the heir (a certified copy of family register, etc.), and 2) a document allowing confirmation of the fact of the death of the decedent (a certified copy of closed family register, etc.)

(Note 2) In case a request is made for a certificate of tax payment in the name of a juridical entity by a corporation that has not filed returns of metropolitan inhabitant tax on corporations, business tax on corporations, special corporate enterprise tax or local corporation special tax to a Metropolitan Taxation Office, or by a corporation which has not submitted a notification of change to a Metropolitan Taxation Office after changing its representative, etc., a certificate of registered matters, etc. may be required in order to allow confirmation of the representative.

(2) Filing of application by a proxy of the applicant (Both (A) and (B) are needed)

(A) A document to verify the entrustment or agreement by the applicant, such as a power of attorney*, written consent, report of proxy appointment or a document that certifies the bearer thereof to be a legal representative of the applicant

(B) An ID document of the proxy. (same as (1) mentioned above)

* The power of attorney should be prepared by the mandator himself. Persons forging a power of attorney or using a forged power of attorney are punished under the provisions of Penal Code Article 159 (Counterfeiting Private Documents) or Penal Code Article 161 (Uttering Counterfeit Private Documents).

To confirm the mandated contents, we may contact requesters by telephone in some cases, so please write the telephone number of the mandator in the power of attorney.

Note that if contact cannot be made by telephone, the issuing of the certificate may be refused.

● Fee for a Certificate

(1) Certificate of tax payment (for general use) ¥400 per copy per tax item

Certification regarding the single tax item for more than one fiscal year is treated as one certification. Fixed assets tax and city planning tax are regarded as a single tax item together. Business tax on corporations/special corporate enterprise tax (or business tax on corporations/local corporation special tax) and metropolitan inhabitant tax on corporations are deemed to be two tax items together, and their certificate fee is accordingly ¥800.

Examples: 1. When applying for a copy of certificate for the payment of two tax items among fixed assets tax/city planning tax and real estate acquisition tax:

Fee = ¥400 × 2 (tax items) × 1 (copy) = ¥800

2. When applying for two copies of certificate for the payment of two tax items among business tax on corporations/special corporate enterprise tax (or business tax on corporations/local corporation special tax) and metropolitan inhabitant tax on corporations:

Fee = ¥400 × 2 (tax items) × 2 (copies) = ¥1,600

(2) Certificate of having never received disposition of delinquency..... ¥400 per copy

(3) Certificate for use in applying for the license to produce and sell liquor ¥400 per copy

(Note) Certificate of the motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.) is issued free of charge.

How to Apply for Issuance / Access to Browse of a Tax Certificate, etc.

● Place for Application See Page 87 for the address for making applications by mail, and see Page 88 for making applications electronically.

(1) An application for a tax certificate can be made at any of the Metropolitan Taxation Offices in the 23 special wards.

Please note in advance that if you file your application with the Metropolitan Taxation Office that has no administrative jurisdiction over your area, the processing of the application may take a longer time than otherwise.

(2) An application for access to browse can only be made at the Metropolitan Taxation Office of the ward in which the fixed asset is located.

Please note that you may not browse records at Metropolitan Taxation Offices outside of the administrative jurisdiction area.

(Note 1) When making applications by mail, it is possible to send applications to browse the land and house tax ledger and the land and house tax register book classified by owner in the 23 special wards to the Metropolitan Taxation Certificate Mail Reception Center (see Page 87).

(Note 2) For certification, etc. regarding items outside the 23 special wards, please contact with the municipality where the pertinent fixed asset is located (see Page 101).

● Eligible Applicants

	Certificate			Browsing		
	Certificate of the fixed asset's valuation	Certificate related to fixed assets	Certificate of property	Tax ledger	Tax register book	Cadastral map
Taxpayer for fixed assets tax (including co-owner)	○	○	○	○	○	○
Lessee, tenant*, etc.	○	×	○	○	×	○
Those who file an appeal	○	×	○	×	×	○
Owner (who became the owner after the base date for assessment)	○	×	○	○	×	○
Any other persons having legitimate reason pursuant to laws and regulations (e.g. receiver in bankruptcy)	△	△	○	△	△	○

○: Available

△: Available for limited people

×: Not available

* Regarding leased land or buildings:

If you pay compensation, including rent, and have the right of lease or other rights aimed at securing the use or appropriation regarding a tract of land (or a buildings), you can apply for browse of the fixed assets tax ledger of the land (or buildings) and for issuance of a certificate of the fixed asset's valuation. The properties for which such an application can be filed are limited to those you have the right of lease or other rights aimed at securing the use or appropriation.

● Necessary Items to Apply for a Certificate

See page 89 for documents for identity verification of the applicant.

In principle, please submit **original** documents.

With regard to the necessary documents for applicants not included in (1) and (2), please visit the Tokyo Metropolitan Government Bureau of Taxation website or contact the Metropolitan Taxation Office with administrative jurisdiction over your area.

(1) Filing of application by the applicant pertaining to the matter to be certified

Applicant	Necessary documents (in addition to personal identification)
Individual	None (only personal identification is needed)* ¹
Representative of corporation	Document to verify that the individual is the representative of the corporation* ²
Employee of corporation	Document to verify that the individual is an employee of the corporation* ³



(2) Filing of application by a proxy of the applicant

Mandator	Mandatory (Applicant)	Individual who visits the counter	Necessary documents (in addition to personal identification)
Individual* ¹ or corporation	Individual		Power of attorney* ⁴ prepared by the mandator
	Corporation	Representative	Power of attorney* ⁴ prepared by the mandator Document to verify that the individual is the representative of the (mandatory's) corporation* ²
		Employee	Power of attorney* ⁴ prepared by the mandator Document to verify that the individual is an employee of the corporation* ³

*1 Heirs who file an application, or who have been mandated to file an application, need to bring with a document to verify the death of the taxpayer (legal inheritance information diagram (copy), a certificate copy of closed family register, etc.) and a document to verify that they are the heir. (legal inheritance information diagram (copy), a certified copy of family register, etc.)

*2 Please bring a certified copy of the commercial register that includes the name and address of the representative.

*3 It is necessary to show the documents clearly stating the name of the corporation that the employee belongs to and the employee's full name (employee pass, etc.).

*4 The power of attorney should be prepared by the mandator themselves.

Persons forging a power of attorney or using a forged power of attorney are punished under the provisions of Penal Code Article 159 (Counterfeiting Private Documents) or Penal Code Article 161 (Uttering Counterfeit Private Documents). To confirm the mandated contents, we may contact requesters by telephone in some cases, so please write the telephone number of the mandator in the power of attorney. Note that if contact cannot be made by telephone, the issuing of the certificate may be refused.

● Fee for Certification For further details, please inquire at the Metropolitan Tax Office of the 23 special wards.

(1) Fee for issuance of certification: ¥400*² per copy*¹

*1 For certification regarding land, buildings or depreciable assets, each parcel of land, each building or each type of depreciable asset is counted as the object of one certificate.

*2 For certification regarding the fixed asset's valuation, related to fixed assets, and fixed asset property, if the same type of certificate for two or more fixed assets is applied for at once, each certificate for a land, building or depreciable asset from the second asset onwards will be charged at ¥100 each. (Limited only to applications for the certification of assets belonging to the same owner, or located in the same special ward.)

(2) Fee for access to browse: ¥300 each time

Public records may only be browsed once per book.

Application Methods other than by Visiting a Metropolitan Taxation Office

● When Making Applications by Mail

Application for certificates, etc. by mail is also available. Send the application form, the fee* (please pay using a fixed-amount postal money order (no description)) and a self-addressed envelope with a postage stamp for the return mail by post **to the following addresses according to the type of certificate, etc.** The certificate can be mailed back in principle to the address to which the Tax Notice for metropolitan tax payment is sent or the address registered at the competent Metropolitan Taxation Office, etc. (the location of the head office or the principal business establishment). If you wish to have the certificate mailed to an address other than the above, the "documents for identity verification of applicant" will be required.

For details, please see the Tokyo Metropolitan Government Bureau of Taxation website.

URL: <https://www.tax.metro.tokyo.lg.jp/application/yuusou>

Types of Certificates, etc.	Address for sending application forms, etc.
Certificate of tax payment (for general use)	Metropolitan Taxation Certificate Mail Reception Center 1-16-21 Kasuga, Bunkyo-ku, Tokyo 112-8787 Japan
Certificate of motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.)	
Certificate of having never received a disposition of delinquency	
Certificate for use in applying for a license to produce and sell liquor	
Fixed assets (land and buildings) in the 23 special wards	
Valuation certificates, related certificates, and property certificates	
Land and house tax ledger in the 23 special wards	
Land and house tax register book classified by owner in the 23 special wards	The Tokyo Metropolitan Taxation Office, etc. with administrative jurisdiction
Certificates and browsing of items other than those described above	

* Please send the fee in its **exact sum**. (If you have any questions, please contact the Metropolitan Taxation Office.)

Certificate of the motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.) is issued free of charge.

● When Making Applications via Personal Computer (PC) or Smartphone (Electronically)

Various types of certificates relating to metropolitan taxes can be applied for electronically.

In the electronic applications using the “LoGo Form”, you can make applications and pay fees from a personal computer at home or in the office, or your smartphone. Please access the application procedure web pages from the Tokyo Metropolitan Government Bureau of Taxation website and make the application.

URL: <https://www.tax.metro.tokyo.lg.jp/application/logoform>

(1) Types of certificates that can be applied for electronically

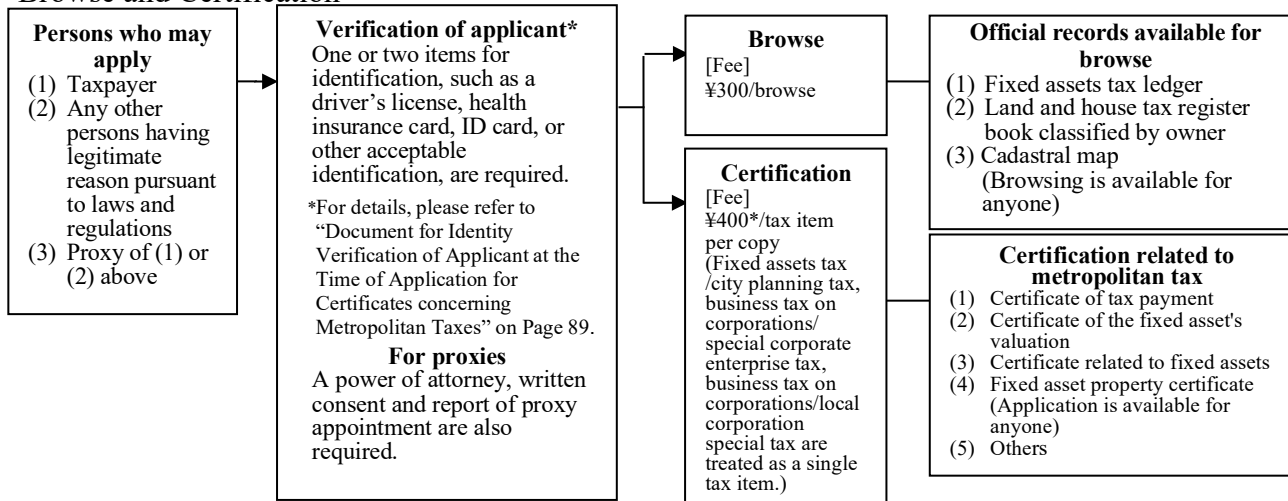
- Certificate of tax payment*
- Certificate of having never received a disposition of delinquency
- Certificate for applying for a license to produce and sell liquor
- Land and house tax register book classified by owner in the 23 special wards
- Certificate of the valuation of fixed assets (land and buildings) in the 23 special wards
- Certificate related to fixed assets (public dues) (land and buildings) in the 23 special wards
- Certificate of the property of fixed assets (land and buildings) in the 23 special wards
- Certificate of the tax ledger of land and buildings (supplementary) in the 23 special wards

* The certificate of motor vehicle tax (category base) payment (for continuous motor-vehicle inspection, etc.) cannot be applied for electronically. Please apply for this by mail or at a Metropolitan Taxation Office.

(2) Persons who can make applications, and items required for making applications

Persons who can make applications	• Taxpayer • Persons who have legitimate reasons for making applications for certificates, etc. pursuant to laws, etc. • The proxies described above
Items required for making applications	• PC or smartphone * For the recommended environment, please see the Tokyo Metropolitan Government Bureau of Taxation website. • When the applicant is an individual, they need their Individual Number (My Number) card, and when the applicant is a corporation, it requires the Commercial Registration Electronic Certificate * For applications made by persons other than taxpayers themselves, please attach the confirmatory materials such as a power of attorney to the application form, in addition to the above.
Methods of paying general fees and postal fees	• Credit card (Supported brand: VISA, Mastercard, JCB, AmericanExpress, Diners Club) • PayPay app

Browse and Certification



* Please check Pages 86 and 87 for certification related to metropolitan tax (2) to (4).

(Note 1) Lessees and tenants (limited to those paying the compensation) can also apply for browse of fixed assets tax ledger and issuance of certificate of the fixed asset's valuation related to land and building. For an application, a document to verify that the applicants are lessee/tenant (rental contract, etc.) must be presented along with the “documents for identity verification” on Page 89. In the case of sublease right holders, also required are the sublease contract and the rental contract between the right holder and the person leasing the land and/or the house. In addition, persons who have entered into agreements with owner proxies are also required to present a copy of a document (power of attorney, etc.) attesting to the delegation relationship relating to the rental contract between the owner and proxy in addition to the rental contract of the person leasing the land and/or the house.

(Note 2) For certificates regarding land, buildings or depreciable assets, each parcel of land, each building or each type of depreciable asset is counted as the object of one certificate.

Document for Identity Verification of Applicant at the Time of Application for Certificates concerning Metropolitan Taxes

With a view to preventing other persons from pretending to be the claimed applicant and applying for browse and certification for an illegitimate purpose and to thereby protecting personal information on taxpayers, the Bureau of Taxation strictly conducts identity verification of applicants who request the browsing or apply certification.

○ Application at the counter

Please present a combination of any of the following documents for identity verification of the applicant.

■ “Documents for Identity Verification of Applicant” to be Presented at the Counter ■

Document issued by government/public office to verify the identity of applicant

A: Picture ID

- “My Number” card (Individual Number card)
- Driver’s license, etc.

B: ID without picture

- Eligibility confirmation certificate of each type of health insurance, etc. or insurance identification certificate*
- National pension handbook, etc.
- * The validity period is at longest until December 1, 2025.

C: Specified documents other than A and B bearing applicant’s name

- National or local tax notice
- Credit card or bank card
- Tokyo Metropolitan “Silver Pass”
- (Picture) ID card issued by corporation, etc.

One document out of Category A

or

Two documents out of Category B

or

One document each out of Category B and Category C

* A combination of two documents out of C is not acceptable.

Example: (○) B: National pension handbook + C: Tax Notice (×) C: Tax Notice + C: Credit card

* An ID document (original) of the applicant (who has visited the counter) shall be presented.

* Please be acknowledged that, in principle, we will keep a copy of the “document for identity verification of the applicant” for ID documents A and B.

○ When making applications by mail

- In principle, a certificate will be sent either to: (1) the mailing address to which your Tax Notice is sent or (2) the address registered at the Metropolitan Taxation Office, etc. (having jurisdiction over the location of your head office or principal business establishment).
- No document identifying the applicant is required if the contents of your application (including the object of certification and the applicant’s name) are identical with the counterparts in the tax ledger, etc., and the address to which the certificate will be sent is either (1) or (2).
- If you would like the certificate to be sent to an address other than (1) and (2) above, please contact the Metropolitan Taxation Office, etc. with administrative jurisdiction over your area.

○ When making applications by PC or smartphone (Electronic applications)

Identity verification of applicants is implemented using various types of electronic certificates. Please prepare the following items.

Individual	Applications can be made using a PC or smartphone. - Individual Number (My Number) card This is used for identity verification of applicants (electronic signature). Further, the following identification numbers will be requested during the application procedure. - Identification number for supporting the input of Individual Number card face information (This is the 4-digit number which you set when the Individual Number card was issued to you.) - Identification number of the electronic certificate for making signatures (This is the 6 to 16-digit alphanumeric which you set when the Individual Number card was issued to you.) - Smartphone which has the “Myna Sign (My Number Card Electronic Signature)” app installed The “Myna Sign” app is used for reading Individual Number cards. <u>A smartphone which has the “Myna Sign” app installed will be required when making applications using a PC.</u>
Corporation	Applications can be made using a PC. - Commercial Registration Electronic Certificate For more details, please see the electronic verification system based on the commercial registration on the Ministry of Justice website (Japanese only). - Browser extension function for LoGo Form Electronic Signature This is used to allow the LoGo Form Electronic Signature software to be used on your browser. - LoGo Form Electronic Signature software This is used for making electronic signatures. .NET 8.0 Desktop Runtime (The version as of April 1, 2025 is required) This is used for running the LoGo Form Electronic Signature software.

◆ Even if the “documents identifying the applicant” have been presented or submitted, oral questions or confirmation by telephone may be conducted when deemed necessary.

◆ Regarding the documents for identity verification of the applicant required in the case where a person who is exempt from taxation in relation to metropolitan taxes applies at the counter or by mail for a certificate of having never received a disposition of delinquency or a certificate for use in applying for a license to produce and sell liquor, please see the Tokyo Metropolitan Government Bureau of Taxation website.

Information on the Social Security and Tax Number (“My Number”) System

◆Overview of the “My Number” System

The “My Numbers” System serves as the base for linking and putting together personal information dispersed across multiple agencies under the name of the person it belongs to. The System serves as social infrastructure to improve the efficiency and transparency of the social security and tax system, bring greater convenience to the public and create a fair and just society.

<Individual Number>

The Individual Number is a 12-digit number notified to all persons with a resident record in a ward, city, town or village in Japan. The number is valid throughout your entire life. Please handle it with care, as it cannot be changed other than in cases with possibility of illegal use.

<Corporate Number>

The Corporate Number is a 13-digit number assigned by the Commissioner of the National Tax Agency. A unique number is assigned to each corporation, including “registered corporations” such as joint-stock corporations, as well as “national government organs,” “local public entities,” and “other corporations and associations.”

Unlike the Individual Number, there are no restrictions to its range of use. Anyone can freely use the Corporate Number made public on the National Tax Agency’s Corporate Number Publication Site.

[Corporate Number Publication Site] <https://www.houjin-bangou.nta.go.jp/> (English available)

◆Cyber Security Measures

The taxation system used by the Bureau of Taxation is isolated from outside networks, and measures have been taken to prevent outflow of specific personal information (personal information including Individual Number) via networks.

[Evaluations conducted to protect specific personal information]

<https://www.tax.metro.tokyo.lg.jp/about/portal/hyouka>

◆Entry of “My Number” and Identity Verification

When submitting applications, etc. with an entry column for an Individual Number or Corporate Number, you will be asked to enter your Individual Number or Corporate Number. Such documents are mainly applications for depreciable assets (depreciable assets tax ledger), as well as applications, notifications or declarations, etc. for metropolitan inhabitant tax on corporations, business tax, special corporate enterprise tax, and local corporation special tax (for accounting years starting on or after January 1, 2016 (H28)).

[About the Social Security and Tax Number (“My Number”) System]

<https://www.tax.metro.tokyo.lg.jp/about/mynumber>

< Identity Verification>

When submitting a document with an entry of an Individual Number, you will be asked to present an identity to prevent identity fraud. When submitting documents at the counter of a Metropolitan Taxation Office, etc., please provide identification based on one of the following combinations.

○Submitting a declaration, etc. in person

	Number confirmation	Identity confirmation
(1)	Back side of the Individual Number card	Front side of the Individual Number card
(2)	[One of the following documents] • Copy of the resident record or the certificate of items stated in the resident record (indicating the Individual Number) • Notification card (Limited to cards which have no changes in the described items, or cards which have correctly undergone the procedures to make changes.)	[Identification (one of the following documents)] ○ Driver’s license ○ Passport - etc.

○Submitting a declaration, etc. by a proxy

Number confirmation of the taxpayer	Identity confirmation of the proxy	Check the validity of the proxy
[One of the following documents] • Individual Number card of the taxpayer [Both sides] • Copy of the resident record or the certificate of items stated in the resident record of the taxpayer (indicating the Individual Number) • Notification card of the taxpayer (Limited to cards which have no changes in the described items, or cards which have correctly undergone the procedures to make changes.)	[One of the following documents] ○ Individual Number card of the proxy ○ Driver’s license ○ Tax accountant certificate etc. <If the proxy is a corporation> ○ Certificate of registered matters ○ Certificate of registered seal etc. + Document certifying the relationship with the corporation (employee ID card, etc.)	[One of the following documents] • Power of attorney [Original] • Certificate of authority for tax proxy • Documents that only the taxpayer would have (e.g. Individual Number card, insurance card) etc.

(Note 1) Please enclose copies when sending by mail.

(Note 2) The above identity verification is different from that of making an application for a certificate, etc. concerning Metropolitan taxes (Page 89).

(Note 3) When submitting a declaration using eLTAX, please send the taxpayer number confirmation materials as data in PDF format, etc. Following the enactment of the Individual Number (“My Number”) System (since January 2016 (H28)), the appending of the taxpayer number confirmation materials will not be required when submitting a declaration as an electronic tax declaration to any of the local public entities, or when submitting a declaration in person and signing the final return, etc. using the Individual Number card.

Revisions to Local Taxation Systems for FY2025 (R7) (Overview)

Types of tax	Description	Application
Inhabitant tax on individuals	(1) Revision of the employment income deduction The minimum guaranteed amount (¥550,000 before the revision) of the employment income deduction will be raised to ¥650,000. (2) Introduction of special deduction for specified relatives - When the total income amount of children, etc. aged 19 or over and less than 23 years old is ¥950,000 or less, a deduction of an amount (¥450,000) equal to the specific deduction for dependents will be made from the income of the parent, etc. - Even when the total income amount of the children, etc. exceeds ¥950,000, a system will be introduced in which the deduction amount that the parent, etc. receives is gradually decreased in stages.	From the FY2026 (R8) portion
Metropolitan inhabitant tax and municipal inhabitant tax on corporations Business tax on corporations	Regarding the Tax System for Regional Revitalization Promotion (Corporate Version of the Hometown Tax Donation Program), the applicable period is extended by 3 years, in addition to maintaining the existing deduction rates.	Until the end of FY2027 (R9)
Fixed assets tax	Regarding the special measures for standard taxable value relating to small- and medium-sized enterprise facility investments which contribute to improving productivity and increasing wages, the applicable period is extended by 2 years after making revisions such as limiting to cases where the wage increasing policy is declared to employees, etc.	Until the end of FY2026 (R8)
Tax payment environment development	Regarding Tax Notices, etc. for fixed assets tax, city planning tax and motor vehicle tax (category base), it will be possible to provide duplicate copies electronically through the eLTAX (Local Tax Portal System) in response to requests from taxpayers.	Implemented on and after FY2027 (R9)



General Information on Metropolitan Taxation Offices with Administrative Jurisdiction

The administrative jurisdiction of the Taxation Office differs depending on the tax item. The Ome and Machida Branch Taxation Offices on behalf of the Hachioji Taxation Office, and the Fuchu and Kodaira Branch Taxation Offices on behalf of the Tachikawa Taxation Office, handle the following over-the-counter procedures.

- Acceptance of Metropolitan tax payment ○ Issuance of payment slips ○ Acceptance of various declarations and applications
- Issuance of tax payment certificate, etc. ○ General consulting service regarding metropolitan taxes

For islands, the Island Branch Offices of the Metropolitan Taxation Office accept declarations, applications, etc.

● Business tax on corporations, special corporate enterprise tax, local corporation special tax, metropolitan inhabitant tax on corporations and business tax on individuals

Metropolitan Taxation Offices	Administrative Jurisdiction Areas	Metropolitan Taxation Offices	Administrative Jurisdiction Areas
Chiyoda Metropolitan Taxation Office	Chiyoda and Bunkyo Wards	Shinagawa Metropolitan Taxation Office	Shinagawa and Ota Wards
Chuo Metropolitan Taxation Office	Chuo, Koto and Edogawa Wards	Shibuya Metropolitan Taxation Office	Shibuya, Meguro and Setagaya Wards
Minato Metropolitan Taxation Office	Minato Ward	Toshima Metropolitan Taxation Office	Toshima, Itabashi and Nerima Wards
Shinjuku Metropolitan Taxation Office	Shinjuku, Nakano and Suginami Wards	Arakawa Metropolitan Taxation Office	Arakawa, Kita and Adachi Wards
Taito Metropolitan Taxation Office	Taito, Sumida and Katsushika Wards		

In the 23 special wards, the Metropolitan Taxation Offices in the ward in which the residence, principal business establishment or the like is located also accept declarations, applications, etc., but please consult or inquire about tax returns, and file tax returns by mail or electronic declaration at the Metropolitan Taxation Office with administrative jurisdiction over your area.

Hachioji Metropolitan Taxation Office: Hachioji City, Ome City, Machida City, Hino City, Fussa City, Tama City, Inagi City, Hamura City,

Akiruno City, Mizuho Town, Hinode Town, Hinohara Village and Okutama Town

Tachikawa Metropolitan Taxation Office: Tachikawa City, Musashino City, Mitaka City, Fuchu City, Akishima City, Chofu City, Koganei City, Kodaira City, Higashimurayama City, Kokubunji City, Kunitachi City, Komae City, Higashiyamato City, Kiyose City, Higashikurume City, Musashimurayama City and Nishitokyo City

● Establishment tax (in the 23 special wards)

Metropolitan Taxation Offices	Jurisdiction Areas
Chiyoda Metropolitan Tax Office	Chiyoda, Bunkyo, Kita, Arakawa and Adachi Wards
Chuo Metropolitan Taxation Office	Chuo, Taito, Sumida, Koto, Katsushika and Edogawa Wards
Minato Metropolitan Taxation Office	Minato, Shinagawa and Ota Wards
Shinjuku Metropolitan Taxation Office	Shinjuku, Meguro, Setagaya, Shibuya, Nakano, Suginami, Toshima, Itabashi and Nerima Wards

In the 23 special wards, the Metropolitan Taxation Offices in the ward in which the residence, principal business establishment or the like is located also accept declarations, applications, etc. but please consult or inquire about tax returns, and file tax returns by mail or electronic declaration at the Metropolitan Taxation Office with administrative jurisdiction over your area.

● Fixed assets tax, city planning tax (in the 23 special wards)

Metropolitan Taxation Office having jurisdiction over the area where the pertinent assets are located

● Real estate acquisition tax

- In the 23 special wards:

Metropolitan Taxation Office having jurisdiction over the area where the pertinent real estate was acquired

- Tama (outside the 23 special wards):

Hachioji Metropolitan Taxation Office: Hachioji City, Ome City, Machida City, Hino City, Fussa City, Tama City, Inagi City, Hamura City, Akiruno City, Mizuho Town, Hinode Town, Hinohara Village and Okutama Town

Tachikawa Metropolitan Taxation Office: Tachikawa City, Musashino City, Mitaka City, Fuchu City, Akishima City, Chofu City, Koganei City, Kodaira City, Higashimurayama City, Kokubunji City, Kunitachi City, Komae City, Higashiyamato City, Kiyose City, Higashikurume City, Musashimurayama City and Nishitokyo City

● Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base)

Metropolitan Taxation Offices	Tax items handled
Tokyo Metropolitan Tax Operations Center	Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base)
Shinagawa Automobile Taxation Office	Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base) collected by certification stamp (for Shinagawa and Setagaya number plates)
Nerima Automobile Taxation Office	Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base) collected by certification stamp (for Nerima, Suginami, Itabashi number plates)
Adachi Automobile Taxation Office	Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base) collected by certification stamp (for Adachi, Koto, Katsushika, Edogawa number plates)
Tama Automobile Taxation Office	Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base) collected by certification stamp (for Tama number plates)
Hachioji Automobile Taxation Office	Motor vehicle tax (environmental performance excise) and motor vehicle tax (category base) collected by certification stamp (for Hachioji number plates)

● Gas oil delivery tax

Metropolitan Taxation Offices	Jurisdiction Areas
Chuo Metropolitan Taxation Office	Chiyoda, Chuo, Bunkyo, Taito and Arakawa Wards
Minato Metropolitan Taxation Office	Minato, Shinagawa, Meguro, Ota and Shibuya Wards
Shinjuku Metropolitan Taxation Office	Shinjuku, Setagaya, Nakano, Suginami, Toshima, Kita, Itabashi and Nerima Wards
Koto Metropolitan Taxation Office	Sumida, Koto, Adachi, Katsushika and Edogawa Wards
Tachikawa Metropolitan Taxation Office	All municipalities in Tama

Primary distributors and exclusive agents that have their main store outside of the metropolitan area are to submit their returns and other documents to the Chuo Metropolitan Taxation Office.

● Other taxes

Metropolitan inhabitant tax (on interest income/dividend income/on capital gain from shares, etc.).....Chuo Metropolitan Taxation Office

Hunting tax Shinjuku Metropolitan Taxation Office, Tachikawa Metropolitan Taxation Office

Prefectural tobacco tax.....Minato Metropolitan Taxation Office

Accommodation tax Chiyoda Metropolitan Taxation Office

Government and Municipal Offices

Tokyo Metropolitan Taxation Offices and Branch Offices

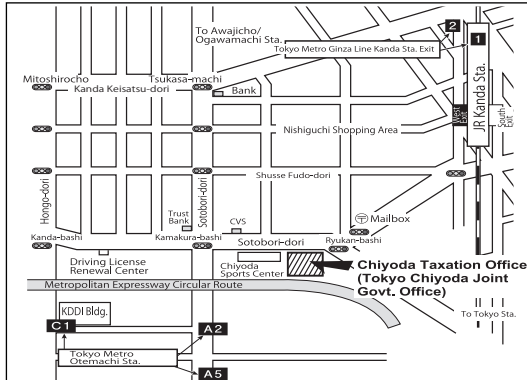
(As of June 1, 2025 (R7))

Office hours: 8:30 a.m. to 5:00 p.m. (closed on Saturdays, Sundays, holidays and New Year's holidays)

Chiyoda Taxation Office

2-1-12 Uchikanda, Chiyoda-ku 101-8520

Tel: 03-3252-7141 Fax: 03-3258-4915

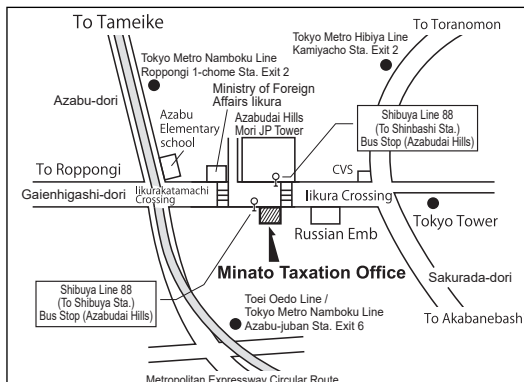


JR Yamanote Line: 5-min. Walk from Kanda Sta. West Exit
 Tokyo Metro Ginza Line: 8-min. Walk from Kanda Sta. Exit 1 or Exit 2
 Tokyo Metro Marunouchi Line / Hanzomon Line: 5-min. Walk from Otemachi Sta. A2 Exit
 Tokyo Metro Chiyoda Line / Toei Mita Line: 8-min. Walk from Otemachi Sta. C1 Exit
 Tokyo Metro Tozai Line / Toei Mita Line: 8-min. Walk from Otemachi Sta. A5 Exit

Minato Taxation Office

3-5-6 Azabudai, Minato-ku 106-8560

Tel: 03-5549-3800 Fax: 03-5549-3811

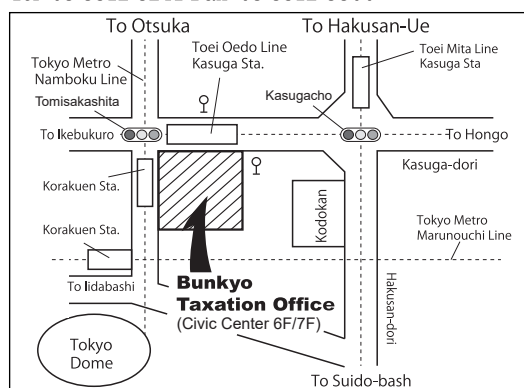


Tokyo Metro Hibiya Line: 10-min. Walk from Kamiyacho Sta. Exit 2
 Tokyo Metro Namboku Line: 9-min. Walk from Roppongi 1-chome Sta. Exit 2
 Toei Oedo Line / Tokyo Metro Namboku Line: 11-min. Walk from Azabu-juban Sta. Exit 6
 Toei Bus: 1-min. Walk from Azabudai Hills Bus Stop

Bunkyo Taxation Office

1-16-21 Kasuga, Bunkyo-ku 112-8550

Tel: 03-3812-3241 Fax: 03-3812-3300

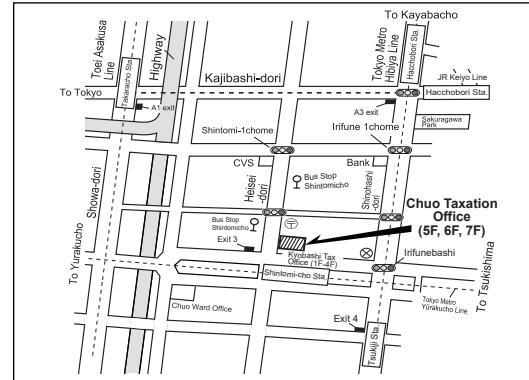


Tokyo Metro Marunouchi Line / Tokyo Metro Namboku Line: Direct from Korakuen Sta. Exit 5 or 1-min. Walk from Exit 3
 Toei Mita Line / Toei Oedo Line: Direct from Kasuga Sta. Civic Center Exit

Chuo Taxation Office

2-6-1 Shintomi, Chuo-ku 104-8558

Tel: 03-3553-2151 Fax: 03-3297-0747

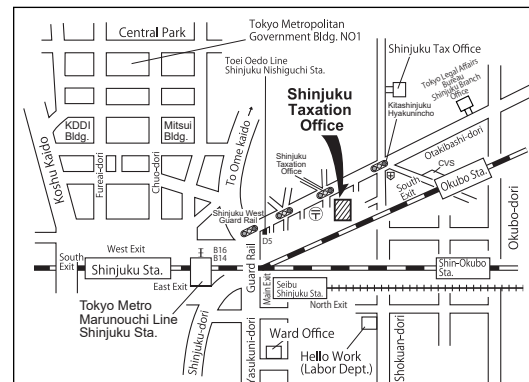


Tokyo Metro Yurakucho Line: 1-min. Walk from Shintomicho Sta. Exit 3
 Tokyo Metro Hibiya Line: 5-min. Walk from Tsukiji Sta. Exit 4
 JR Keiyo Line: 7-min. Walk from Hachobori Sta. A3 Exit
 Toei Asakusa Line: 8-min. Walk from Takaracho Sta. A1 Exit
 Toei Bus: 2-min. Walk from Shintomicho Bus Stop

Shinjuku Taxation Office

7-5-8 Nishi-Shinjuku, Shinjuku-ku 160-8304

Tel: 03-3369-7151 Fax: 03-3369-8090

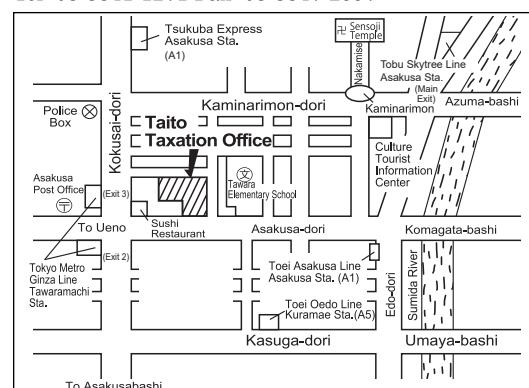


JR Chuo Line / JR Yamanote Line: 13-min. Walk from Shinjuku Sta. West Exit
 JR Sobu Line: 10-min. Walk from Okubo Sta. South Exit
 Seibu Shinjuku Line: 6-min. Walk from Seibu Shinjuku Sta. North Exit
 Toei Oedo Line: 6-min. Walk from Shinjuku Nishiguchi Sta. D5 Exit
 Tokyo Metro Marunouchi Line: 10-min. Walk from Shinjuku Sta. B14 / B16 Exit

Taito Taxation Office

1-6-1 Kaminarimon, Taito-ku 111-8606

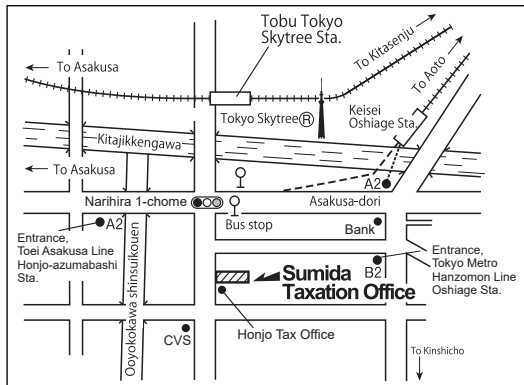
Tel: 03-3841-1271 Fax: 03-3847-2597



Tokyo Metro Ginza Line: 2-min. Walk from Tawaramachi Sta. Exit 2 or Exit 3
 Toei Asakusa Line: 6-min. Walk from Asakusa Sta. A1 Exit
 Toei Oedo Line: 10-min. Walk from Kuramae Sta. A5 Exit
 Toei Skytree Line: 10-min. Walk from Asakusa Sta. Main Exit
 Tsukuba Express: 8-min. Walk from Asakusa Sta. A1 Exit

Sumida Taxation Office

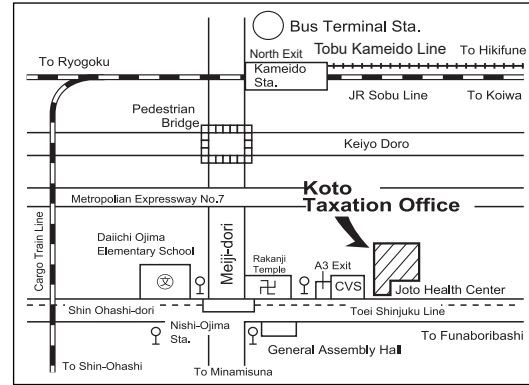
1-7-4 Narihira, Sumida-ku 130-8608
Tel: 03-3625-5061 Fax: 03-3625-5253



Tobu Skytree Line: 5-min. Walk from Tokyo Skytree Sta.
Keisei Oshiage Line: 7-min. Walk from Oshiage Sta. A2 Exit
Tokyo Metro Hanzomon Line: 7-min. Walk from Oshiage Sta. B2 Exit
Toei Asakusa Line: 7-min. Walk from Honjoazumabashi Sta. A2 Exit
Toei Bus: 3-min. Walk from Tokyo Skytree Station iriguchi Bus Stop

Koto Taxation Office

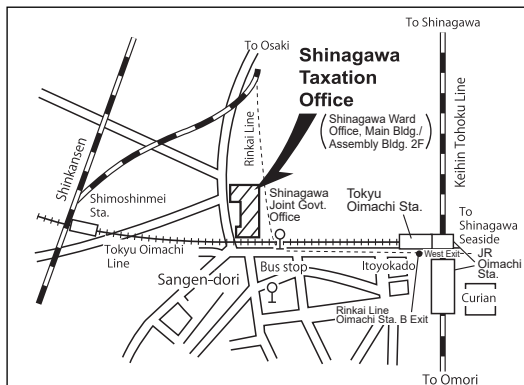
3-1-3 Ojima, Koto-ku 136-8533
Tel: 03-3637-7121 Fax: 03-3682-7150



JR Sobu Line: 13-min. Walk from Kameido Sta. North Exit
Toei Kameido Line: 13-min. Walk from Kameido Sta.
Toei Shinjuku Line: 2-min. Walk from Nishi-Ojima Sta. A3 Exit
Toei Bus: 2-min. Walk from Nishi-Ojima Ekimae Bus Stop

Shinagawa Taxation Office

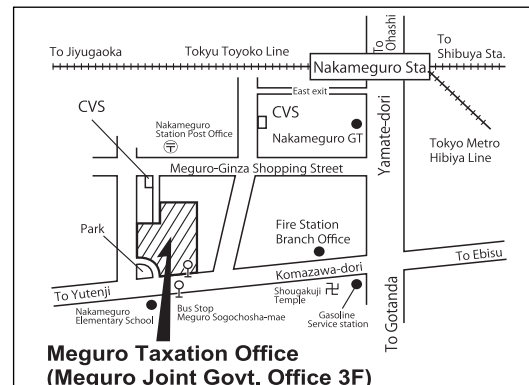
2-1-36 Hiromachi, Shinagawa-ku 140-8716
Tel: 03-3774-6666 Fax: 03-3774-6493



Rinkai Line: 8-min. Walk from Oimachi Sta. B Exit
JR Keihin-Tohoku Line: 8-min. Walk from Oimachi Sta. West Exit
Tokyu Oimachi Line: 5-min. Walk from Shimoshinmei Sta.
Tokyu Bus: 2-min. Walk from Shinagawa Kuyakusho-iriguchi Bus Stop

Meguro Taxation Office

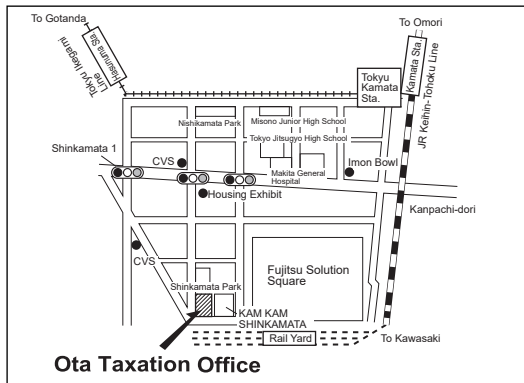
2-19-15 Kami-Meguro, Meguro-ku 153-8937
Tel: 03-5722-9001 Fax: 03-3711-5163



Tokyu Toyoko Line / Tokyo Metro Hibiya Line:
5-min. Walk from Nakameguro Sta. East Exit through South gate
Tokyu Bus: Get off at Meguroku Sogochosha-mae Bus Stop

Ota Taxation Office

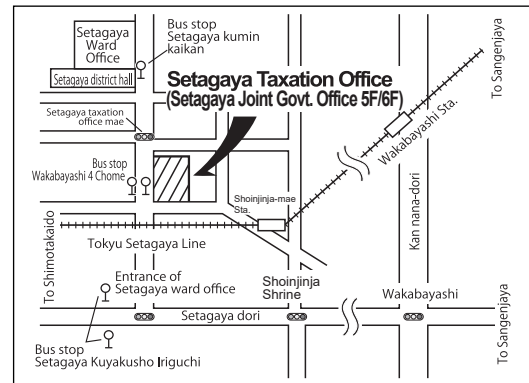
1-18-22 Shinkamata, Ota-ku 144-8511
Tel: 03-3733-2411 Fax: 03-3733-2449



JR Keihin-Tohoku Line: 15-min. Walk from Kamata Sta. South Exit
Tokyu Ikegami Line: 15-min. Walk from Kamata Sta. South Exit
Tokyu Ikegami Line: 20-min. Walk from Hasunuma Sta.

Setagaya Taxation Office

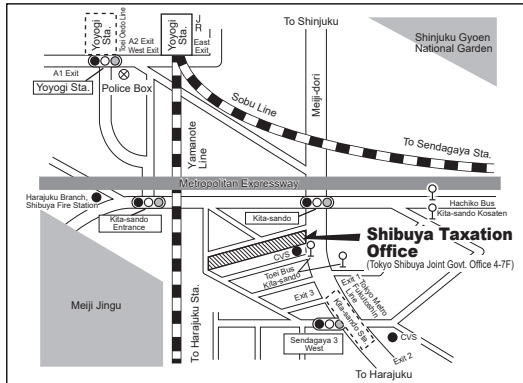
4-22-13 Wakabayashi, Setagaya-ku 154-8577
Tel: 03-3413-7111 Fax: 03-3413-2611



Tokyu Setagaya Line: 4-min. Walk from Shoinjin-mae Sta.
Tokyu Bus: 0-min. Walk from Wakabayashi 4 Chome Bus Stop
Tokyu / Odakyu Bus: 4-min. Walk from Setagaya kuyakusho-iriguchi Bus Stop

Shibuya Taxation Office

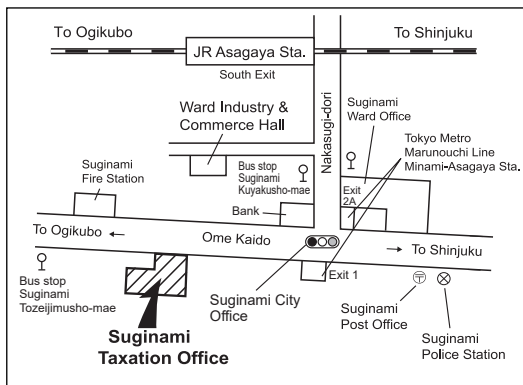
4-3-15 Sendagaya, Shibuya-ku 151-8546
Tel: 03-5422-8780 Fax: 03-3423-3111



JR Line: 7-min. Walk from Yoyogi Sta. West Exit
Toei Oedo Line: 7-min. Walk from Yoyogi Sta. A2 Exit
Tokyo Metro Fukutoshin Line: 1-min. Walk from Kita-sando Sta. Exit 3
Toei Bus: 1-min. Walk from Kita-sando Bus Stop
Shibuya Community Bus (Hachiko): 2-min. Walk from Kita-sando Kosaten Bus Stop (Jingu-no-mori Route)

Suginami Taxation Office

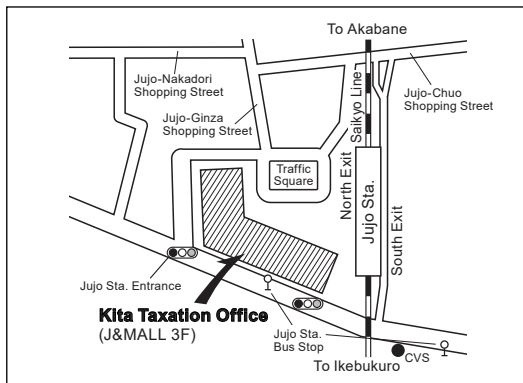
5-39-11 Naritahigashi, Suginami-ku 166-8502
Tel: 03-3393-1171 Fax: 03-3392-8016



Tokyo Metro Marunouchi Line: 2-min. Walk from Minami Asagaya Sta. Exit 1
JR Chuo Line: 13-min. Walk from Asagaya Sta. South Exit
Seibu / Kanto Bus: 3-min. Walk from Suginami Tozejimusho-mae Bus Stop
Toei, Keio, Seibu, Kanto and Suginami Community Bus (Sugimaru): 2-min. Walk from Suginami Kuyakusho-mae Bus Stop

Kita Taxation Office

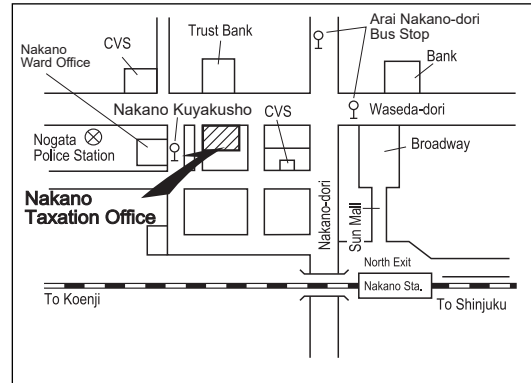
2-27-1 Kami-Jujo, Kita-ku 114-8517
Tel: 03-3908-1171 Fax: 03-3905-5569



JR Saikyo Line: 1-min. Walk from Jujo Sta. North Exit
Kokusai Kogyo Bus: 2-min. Walk from Jujo Sta. Bus Stop

Nakano Taxation Office

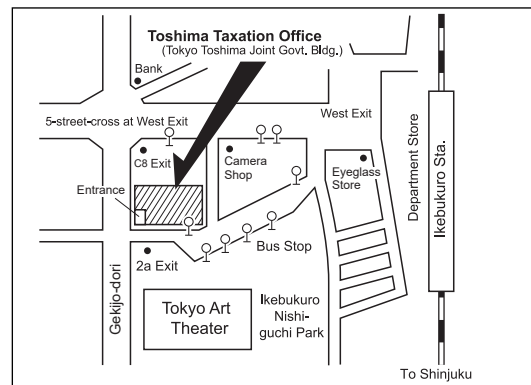
4-6-15 Nakano, Nakano-ku 164-0001
Tel: 03-3386-1111 Fax: 03-3385-5623



JR Chuo Line / Tokyo Metro Tozai Line: 8-min.
Walk from Nakano Sta. North Exit
Kanto Bus / Kokusai Kogyo Bus: 2-min. Walk from Nakano Kuyakusho Bus Stop
Kanto Bus, Kokusai Kogyo Bus and Keio Bus: 3-min. Walk from Arai Nakano dori Bus Stop

Toshima Taxation Office

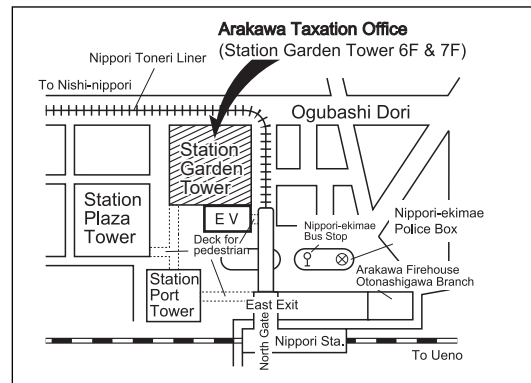
1-17-1 Nishi-Ikebukuro, Toshima-ku 171-8506
Tel: 03-3981-1211 Fax: 03-5951-8738



JR Yamanote Line, JR Saikyo Line, JR Shonan-Shinjuku Line, Tobu Tojo Line, Seibu-Ikebukuro Line, Tokyo Metro Marunouchi Line, Yurakucho Line, Fukutoshin Line: 2-min. Walk from Ikebukuro Sta. Nishiguchi Chuo-kaidan Exit
Kokusai Kogyo Bus / Kanto Bus: 1-min. Walk from Ikebukuro-nishiguchi Bus Stop
Toei Bus / Kokusai Kogyo Bus / Seibu Bus: 8-min. Walk from Ikebukuro-higashiguchi Bus Stop

Arakawa Taxation Office

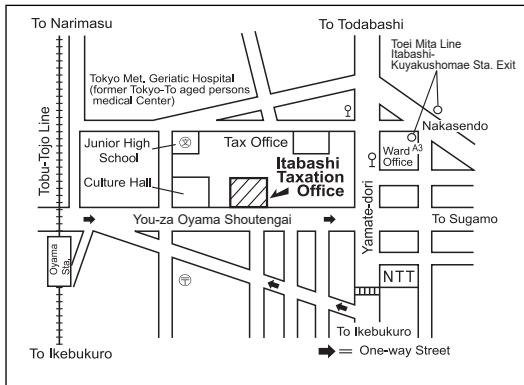
2-25-1 Nishi-nippori, Arakawa-ku 116-8586
Tel: 03-3802-8111 Fax: 03-3802-5404



JR Joban Line, Yamanote Line, Keihin-Tohoku Line, Keisei Line: 2-min. Walk from Nippori Sta. East Exit after exiting at the Nippori Sta. North Entrance/Exit Gates
Nippori-Toneri Liner: 2-min. Walk from Nippori Sta. East Exit
Toei Bus: 2-min. Walk from Nippori-ekimae Bus Stop

Itabashi Taxation Office

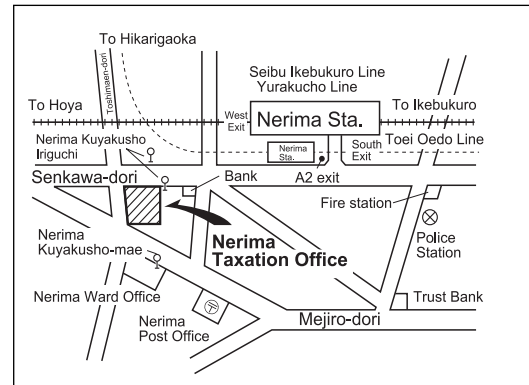
44-8 Oyama-Higashicho, Itabashi-ku 173-8510
Tel: 03-3963-2111 Fax: 03-3963-2138



Toei Mita Line: 7-min. Walk from Itabashi Kuyakushomae Sta. A3 Exit
Tobu-Tojo Line: 6-min. Walk from Oyama Sta.
Kokusai Kogyo Bus: 6-min. Walk from Itabashi Kuyakusho Bus Stop

Nerima Taxation Office

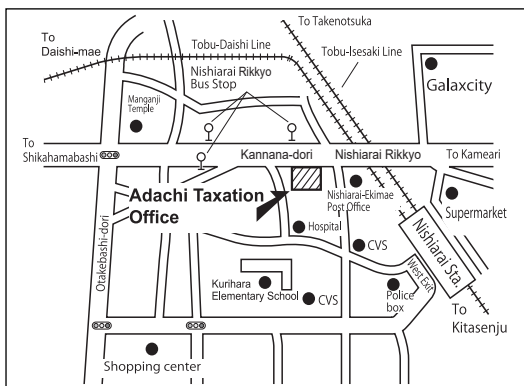
6-13-10 Toyotama-kita, Nerima-ku 176-8511
Tel: 03-3993-2261 Fax: 03-3993-0691



Seibu Ikebukuro Line / Seibu Yurakucho Line: 3-min. Walk from Nerima Sta. West Exit
Toei Oedo Line: 5-min. Walk from Nerima Sta. A2 Exit

Adachi Taxation Office

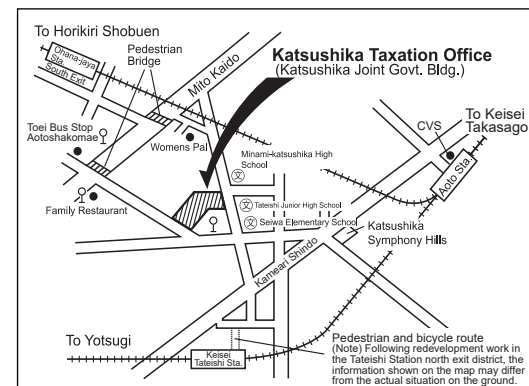
2-8-15 Nishi-Arai-Sakaecho, Adachi-ku 123-8512
Tel: 03-5888-6211 Fax: 03-3849-8505



Tobu-Isesaki Line / Tobu Daishi Line: 4-min. Walk from Nishiarai Sta. West Exit
Toei Bus, Tobu Bus, Kokusai Kogyo Bus, Adachi-ku Community Bus (Harukaze): 1-min. Walk from Nishiarai Rikkyo Bus Stop

Katsushika Taxation Office

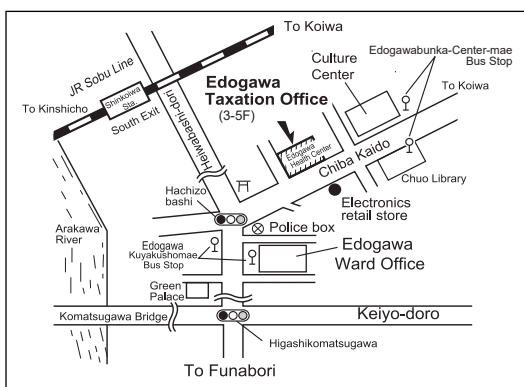
5-13-1 Tateishi, Katsushika-ku 124-8520
Tel: 03-3697-7511 Fax: 03-3697-7671



Keisei Line: 10-min. Walk from Keisei Tateishi Sta., 15-min. Walk from Aoto Sta., 15-min. Walk from Ohana-jaya Sta. South Exit
Toei Bus: 5-min. Walk from Aotoshakomae Bus Stop
Keisei Bus / Keisei Town Bus: Get off at Katsushikakuyakusho Bus Stop

Edogawa Taxation Office

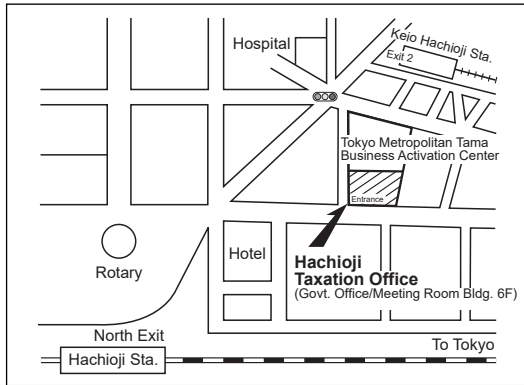
4-24-19 Chuo, Edogawa-ku 132-8551
Tel: 03-3654-2151 Fax: 03-3652-4795



JR Sobu Line: 20-min. Walk from Shinkoiwa Sta. South Exit
Toei Bus: 5-min. Walk from Edogawa Kuyakusho-mae Bus Stop
Toei Bus / Keisei Town Bus: 2-min. Walk from Edogawabunka-Center-mae Bus Stop

Hachioji Taxation Office

3-19-2 Myojincho, Hachioji-shi 192-8611
Tel: 042-644-1111 Fax: 042-644-1120



JR Chuo Line: 7-min. Walk from Hachioji Sta. North Exit
Keio Line: 4-min. Walk from Keio Hachioji Sta. Exit 2

【Areas under the jurisdiction】

Hachioji City, Ome City, Machida City, Hino City, Fussa City, Tama City, Inagi City, Hamura City, Akiruno City, Mizuho Town, Hinode Town, Hinohara Village, Okutama Town

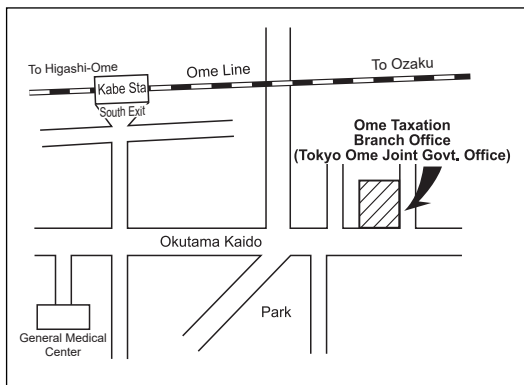
(Note) The Ome / Machida Taxation Branch Offices handle the following services for areas under the jurisdiction of the Hachioji Taxation Offices respectively.

- Metropolitan tax payment
- Issuance of payment slips
- Reception of various tax declaration and application forms
- Issuance of tax payment certificate, etc.
- General consultation on metropolitan taxes, etc.

(Note) Regarding fixed assets tax (land, buildings and depreciable assets) in areas outside the 23 special wards, please consult with each municipality where the fixed assets are located. Regarding establishment taxes in Musashino City, Mitaka City, Hachioji City and Machida City, please consult with each municipal office.

Ome Taxation Branch Office

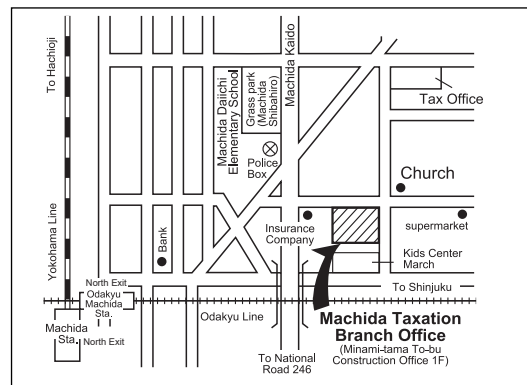
6-4-1 Kabemachi, Ome-shi 198-0036
Tel: 0428-22-1152 Fax: 0428-22-6224



JR Ome Line: 12-min. Walk from Kabe Sta. South Exit

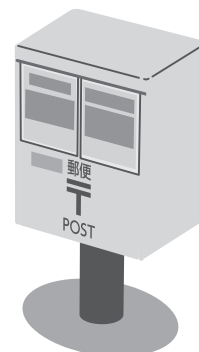
Machida Taxation Branch Office

1-31-12 Nakamachi, Machida-shi 194-8540
Tel: 042-728-5111 Fax: 042-728-5117



JR Yokohama Line: 15-min. Walk from Machida Sta. North Exit

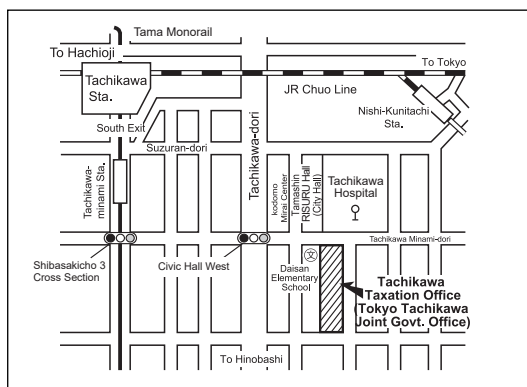
Odakyu Line: 10-min. Walk from Machida Sta. North Exit



Tachikawa Taxation Office

4-6-3 Nishikicho, Tachikawa-shi 190-0022

Tel: 042-523-3171 Fax: 042-526-0835



JR Chuo Line: 15-min. Walk from Tachikawa Sta. South Exit

JR Nambu Line: 5-min. Walk from Nishi-Kunitachi Sta.

Tama Monorail: 12-min. Walk from Tachikawaminami Sta.

【Areas under the jurisdiction】

Tachikawa City, Musashino City, Mitaka City, Fuchu City, Akishima City, Chofu City, Koganei City, Kodaira City, Higashimurayama City, Kokubunji City, Kunitachi City, Komae City, Higashiyamato City, Kiyose City, Higashikurume City, Musashimurayama City, Nishitokyo City

(Note) The Fuchu/Kodaira Taxation Branch Offices handle the following services for areas under the jurisdiction of the Tachikawa Taxation Offices respectively.

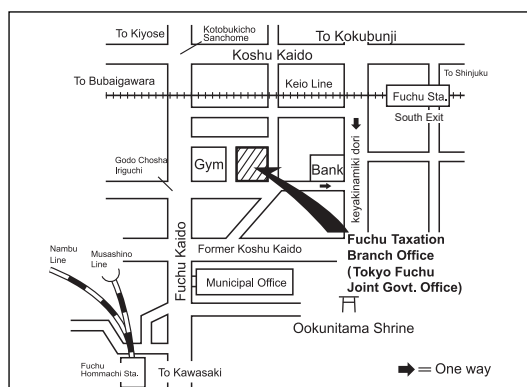
- Metropolitan tax payment
- Issuance of payment slips
- Reception of various tax declaration and application forms
- Issuance of tax payment certificate, etc.
- General consultation on metropolitan taxes, etc.

(Note) Regarding fixed assets tax (land, buildings and depreciable assets) in areas outside the 23 special wards, please consult with each municipality where the fixed assets are located. Regarding establishment taxes in Musashino City, Mitaka City, Hachioji City and Machida City, please consult with each municipal office.

Fuchu Taxation Branch Office

1-26-1, Miyanishicho, Fuchu-shi 183-8549

Tel: 042-364-2288 Fax: 042-360-6441



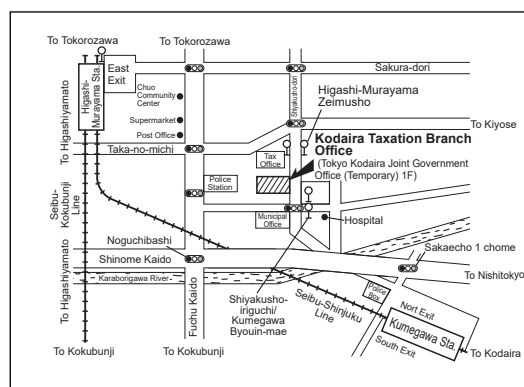
JR Nambu Line / Musashino Line: 8-min. Walk from Fuchu-Honmachi Sta.

Keio Line: 5-min. Walk from Fuchu Sta. South Exit

Kodaira Taxation Branch Office

1-23-9 Honcho, Higashi-Murayama-shi 189-0014

Tel: 042-306-1891 Fax: 042-396-1611



Seibu-Shinjuku Line: 10-min. Walk from

Higashi-Murayama Sta. East Exit,

11-min. Walk from Kumegawa Sta. North Exit

Green Bus: 2-min. Walk from Higashi-Murayama

Zeimusho Bus Stop, 1-min. Walk from

Shiyakusho-iriguchi/Kumegawa Byouin-mae Bus Stop

Metropolitan Taxation Certificate Mail Reception Center

For making applications by mail for fixed asset (land and buildings) valuation certificates and for tax payment certificates of metropolitan taxes, etc. in the 23 special wards, please send your applications to the Metropolitan Taxation Certificate Mail Reception Center.

Metropolitan Taxation Certificate Mail Reception Center
1-16-21 Kasuga, Bunkyo-ku, Tokyo 112-8787

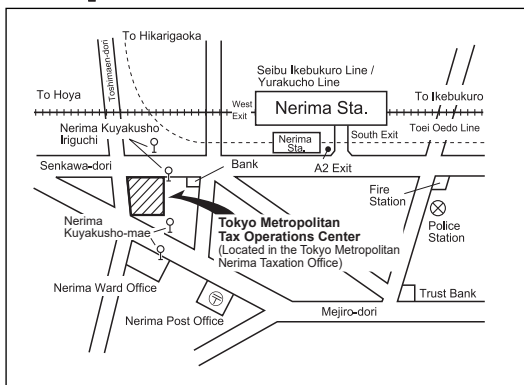
See Page 87 for more details of the certificates handled and items required for making applications.

For more information, please contact the Tokyo Metropolitan Taxation Office or branch office with administrative jurisdiction.

Tokyo Metropolitan Tax Operations Center/ Automobile Taxation Office/Island Branch Offices (Islands)

(As of June 1, 2025 (R7))

Tokyo Metropolitan Tax Operations Center

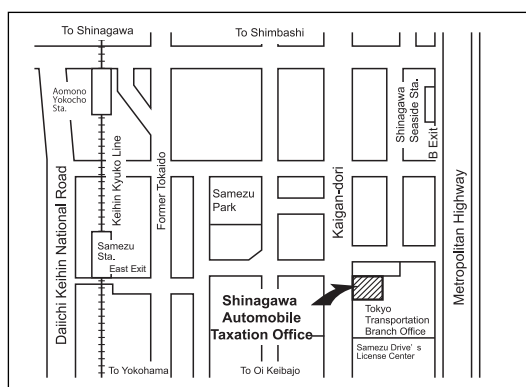


Seibu Ikebukuro Line / Seibu Yurakucho Line: 3-min.
Walk from Nerima Sta. West Exit
Toei Oedo Line: 5-min. Walk from Nerima Sta. A2 Exit

Address : 4th floor, 6-13-10
Toyotama-kita, Nerima-ku
Postal Code : Motor Vehicle Tax Division: 176-8517
Tax Refund Division: 176-8526
Telephone : Motor Vehicle Tax Division
(Tokyo Metropolitan Motor Vehicle Tax Call Center)
03-3525-4066
Tax Refund Division
03-5946-6716

Shinagawa Automobile Taxation Office

1-12-18 Higashi-Oi, Shinagawa-ku 140-0011
Tel: 03-3471-6670 Fax: 03-3471-6865



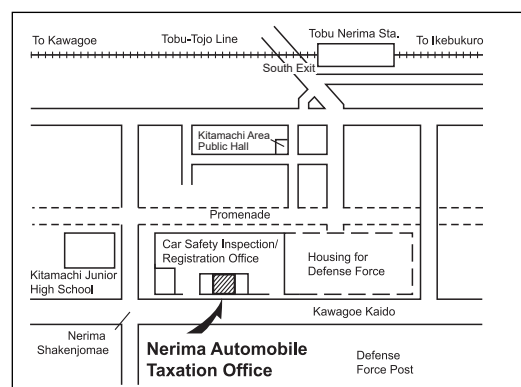
Keihin Kyuko Line: 7-min. Walk from Samezu Sta. East Exit
Toei Bus: 0 min. Walk from Tokyo-Unyu-Shikyoku-Mae Bus Stop
Tokyo Rinkai Kosoku Railway Rinkai Line: 7-min Walk from Shinagawa Seaside Sta. B Exit

【Areas under the jurisdiction】

Chiyoda-ku, Chuo-ku, Minato-ku, Shinagawa-ku, Meguro-ku, Ota-ku, Setagaya-ku, Shibuya-ku, Oshima-machi, Toshima-mura, Nijima-mura, Kozushima-mura, Miyake-mura, Mikurajima-mura, Hachijo-machi, Aogashima-mura, Ogasawara-mura

Nerima Automobile Taxation Office

2-8-6 Kitamachi, Nerima-ku 179-0081
Tel: 03-3932-7321 Fax: 03-3550-7183



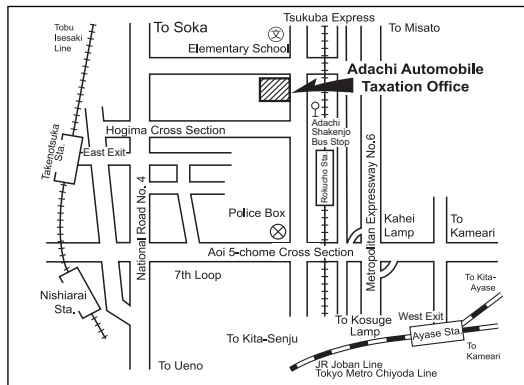
Tobu Tojo Line: 7-min. Walk from Tobu Nerima Sta. South Exit

【Areas under the jurisdiction】

Shinjuku-ku, Bunkyo-ku, Nakano-ku, Suginami-ku, Toshima-ku, Kita-ku, Itabashi-ku, Nerima-ku

Adachi Automobile Taxation Office

5-12-1 Minami-hanahata, Adachi-ku 121-0062
Tel: 03-3883-2543 Fax: 03-3858-8315



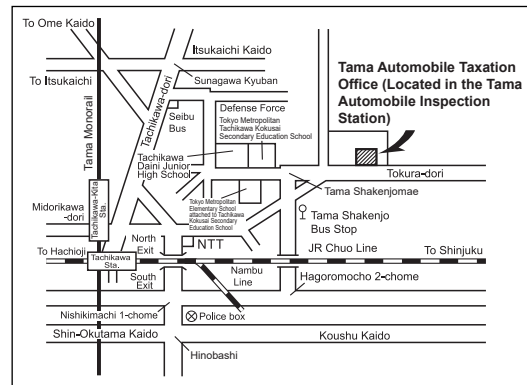
Tobu Isesaki Line: 12-min. Ride by Tobu Bus (Route 24) from Takenotsuka Sta. East Exit
Tokyo Metro Chiyoda Line: 27-min. Ride by Tobu Bus (Route 24) from Ayase Sta. West Exit
Tsukuba Express: 7-min. Ride by Tobu Bus (Route 24) from Rokucho Sta.
Tobu Bus: 1-min. Walk from Adachi Shakenjo Bus Stop

【Areas under the jurisdiction】

Taito-ku, Sumida-ku, Koto-ku, Arakawa-ku, Adachi-ku, Katushika-ku, Edogawa-ku

Tama Automobile Taxation Office

3-30 Kita, Kunitachi-shi 186-0001
Tel: 042-522-8271 Fax: 042-526-1657



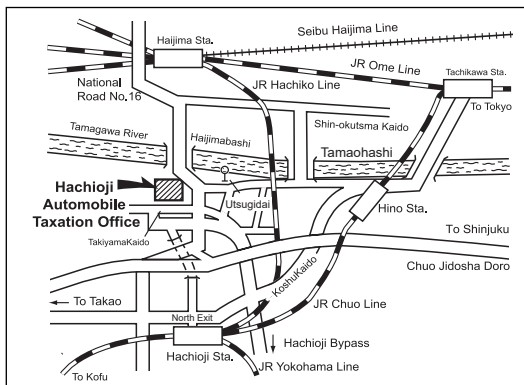
Tama Monorail: Tachikawa-Kita Sta.
JR Chuo Line / JR Nambu Line / JR Ome Line: 10-min. Ride by Tachikawa Bus (Route 53) from Tachikawa Sta. North Exit
Tachikawa Bus: 2-min. Walk from Tama Shakenjo Bus Stop

【Areas under the jurisdiction】

Tachikawa-shi, Musashino-shi, Mitaka-shi, Fuchu-shi, Akishima-shi, Chofu-shi, Machida-shi, Koganei-shi, Kodaira-shi, Higashimurayama-shi, Kokubunji-shi, Kunitachi-shi, Komae-shi, Higashiyamato-shi, Kiyose-shi, Higashikurume-shi, Musashimurayama-shi, Tama-shi, Inagi-shi, Nishitokyo-shi

Hachioji Automobile Taxation Office

1-270-5 Takiyamamachi, Hachioji-shi 192-0011
Tel: 042-691-6351 Fax: 042-691-4943



Keio Line: 30-min. Ride by Nishi-Tokyo Bus (Route 01) from Keio Hachioji Sta.
JR Chuo Line: 28-min. Ride by Nishi-Tokyo Bus (Route 01) from Hachioji Sta. North Exit, 21-min. Ride by Nishi-Tokyo Bus (Route 21) from Hino Sta.
Nishi-Tokyo Bus: 10-min. Walk from Utsugidai Bus Stop

【Areas under the jurisdiction】

Hachioji-shi, Ome-shi, Hino-shi, Fussa-shi, Hamura-shi, Akiruno-shi, Mizuho-machi, Hinode-machi, Hinohara-mura, Okutama-machi

● Island Branch Offices (Islands)

Name of Office	Postal Code	Location	Phone	Jurisdiction
Oshima	100-0101	222-1, Aza-Ondashi, Motomachi, Oshima-machi	04992-2-4423 * Direct line to person in charge of tax	Oshima-machi, Toshima-mura, Nijima-mura, Kozushima-mura
Miyake	100-1102	642, Izu, Miyake-mura, Miyake-jima	04994-8-5013 * Direct line to person in charge of administration	Miyake-mura, Mikurajima-mura
Hachijo	100-1492	2466-2, Okago, Hachijo-machi, Hachijo-jima	04996-2-4511 * Direct line to person in charge of tax	Hachijo-machi, Aogashima-mura
Ogasawara	100-2101	Aza-Nishi-machi, Chichijima, Ogasawara-mura	04998-2-3230 * Direct line to person in charge of administration	Ogasawara-mura

Ward Offices

(As of June 1, 2025)

Chiyoda	〒102-8688	1-2-1, Kudan-Minami, Chiyoda-ku	(03) 3264-2111
Chuo	〒104-8404	1-1-1, Tsukiji, Chuo-ku	(03) 3543-0211
Minato	〒105-8511	1-5-25, Shibakoen, Minato-ku	(03) 3578-2111
Shinjuku	〒160-8484	1-4-1, Kabuki-cho, Shinjuku-ku	(03) 3209-1111
Bunkyo	〒112-8555	1-16-21, Kasuga, Bunkyo-ku	(03) 3812-7111
Taito	〒110-8615	4-5-6, Higashi-Ueno, Taito-ku	(03) 5246-1111
Sumida	〒130-8640	1-23-20, Azumabashi, Sumida-ku	(03) 5608-1111
Koto	〒135-8383	4-11-28, Toyo, Koto-ku	(03) 3647-9111
Shinagawa	〒140-8715	2-1-36, Hiromachi, Shinagawa-ku	(03) 3777-1111
Meguro	〒153-8573	2-19-15, Kami-Meguro, Meguro-ku	(03) 3715-1111
Ota	〒144-8621	5-13-14, Kamata, Ota-ku	(03) 5744-1111
Setagaya	〒154-8504	4-21-27, Setagaya, Setagaya-ku	(03) 5432-1111

Shibuya	〒150-8010	1-1, Udagawa-cho, Shibuya-ku	(03) 3463-1211
Nakano	〒164-8501	4-11-19, Nakano, Nakano-ku	(03) 3389-1111
Suginami	〒166-8570	1-15-1, Asagaya-Minami, Suginami-ku	(03) 3312-2111
Toshima	〒171-8422	2-45-1, Minami-Ikebukuro, Toshima-ku	(03) 3981-1111
Kita	〒114-8508	1-15-22, Oji-Honcho, Kita-ku	(03) 3908-1111
Arakawa	〒116-8501	2-2-3, Arakawa, Arakawa-ku	(03) 3802-3111
Itabashi	〒173-8501	2-66-1, Itabashi, Itabashi-ku	(03) 3964-1111
Nerima	〒176-8501	6-12-1, Toyotamakita, Nerima-ku	(03) 3993-1111
Adachi	〒120-8510	1-17-1, Chuo-Honcho, Adachi-ku	(03) 3880-5111
Katsushika	〒124-8555	5-13-1, Tateishi, Katsushika-ku	(03) 3695-1111
Edogawa	〒132-8501	1-4-1, Chuo, Edogawa-ku	(03) 3652-1151

Municipal Offices

(As of June 1, 2025)

Hachioji	〒192-8501	3-24-1, Motohongo-cho, Hachioji-shi	(042) 626-3111
Tachikawa	〒190-8666	1156-9, Izumi-cho, Tachikawa-shi	(042) 523-2111
Musashino	〒180-8777	2-2-28, Midori-cho, Musashino-shi	(0422) 51-5131
Mitaka	〒181-8555	1-1-1, Nozaki, Mitaka-shi	(0422) 45-1151
Ome	〒198-8701	1-11-1, Higashi-Ome, Ome-shi	(0428) 22-1111
Fuchu	〒183-8703	2-24, Miyanishi-cho, Fuchu-shi	(042) 364-4111
Akishima	〒196-8511	1-17-1, Tanaka-cho, Akishima-shi	(042) 544-5111
Chofu	〒182-8511	2-35-1, Kojima-cho, Chofu-shi	(042) 481-7111
Machida	〒194-8520	2-2-22, Morino, Machida-shi	(042) 722-3111
Koganei	〒184-8504	6-6-3, Honcho, Koganei-shi	(042) 383-1111
Kodaira	〒187-8701	2-1333, Ogawa-cho, Kodaira-shi	(042) 341-1211
Hino	〒191-8686	1-12-1, Shinmei, Hino-shi	(042) 585-1111
Higashi-Murayama	〒189-8501	1-2-3, Honcho, Higashi-Murayama-shi	(042) 393-5111

Kokubunji	〒185-8501	2-2-18, Izumi-cho, Kokubunji-shi	(042) 325-0111
Kunitachi	〒186-8501	2-47-1, Fujimidai, Kunitachi-shi	(042) 576-2111
Fussa	〒197-8501	5, Honcho, Fussa-shi	(042) 551-1511
Komae	〒201-8585	1-1-5, Izumi-Honcho, Komae-shi	(03) 3430-1111
Higashi-Yamato	〒207-8585	3-930, Chuo, Higashi-Yamato-shi	(042) 563-2111
Kiyose	〒204-8511	5-842, Nakazato, Kiyose-shi	(042) 492-5111
Higashi-Kurume	〒203-8555	3-3-1, Honcho, Higashikurume-shi	(042) 470-7777
Musashi-Murayama	〒208-8501	1-1-1, Honmachi, Musashimurayama-shi	(042) 565-1111
Tama	〒206-8666	6-12-1, Sekido, Tama-shi	(042) 375-8111
Inagi	〒206-8601	2111, Higashi-Naganuma, Inagi-shi	(042) 378-2111
Hamura	〒205-8601	5-2-1, Midorigaoka, Hamura-shi	(042) 555-1111
Akiruno	〒197-0814	350, Ninomiya, Akiruno-shi	(042) 558-1111
Nishitokyo	〒188-8666	5-6-13, Minami-cho, Nishitokyo-shi	(042) 464-1311

Town and Village Offices

(As of June 1, 2025)

Mizuho-machi	〒190-1292	2335, Oaza-Hakonegasaki, Mizuho-machi, Nishi-Tama-gun	(042) 557-0501
Hinode-machi	〒190-0192	2780, Oaza-Hirai, Hinode-machi, Nishi-Tama-gun	(042) 597-0511
Hinohara-mura	〒190-0212	467-1, Hinohara-mura, Nishi-Tama-gun	(042) 598-1011
Okutama-machi	〒198-0212	215-6, Hikawa, Okutama-machi, Nishi-Tama-gun	(0428) 83-2111
Oshima-machi	〒100-0101	1-1-14, Moto-machi, Oshima-machi *Tax Department Direct Line	(04992) 2-1465
Toshima-mura	〒100-0301	248, Toshima-mura	(04992) 9-0011
Niijima-mura	〒100-0402	1-1-1, Honmura, Niijima-mura	(04992) 5-0240

Kozushima-mura	〒100-0601	904, Kozushima-mura	(04992) 8-0011
Miyake-mura (temporary office)	〒100-1212	497, Ako, Miyake-mura, Miyake-jima	(04994) 5-0981
Mikurajima-mura	〒100-1301	Aza-Irikanegasawa, Mikurajima-mura	(04994) 8-2121
Hachijo-machi	〒100-1498	2551-2, Okago, Hachijo-machi, Hachijo-jima *Tax Department Direct Line	(04996) 2-1122
Aogashima-mura	〒100-1701	Mubanchi, Aogashima-mura	(04996) 9-0111
Ogasawara-mura	〒100-2101	Aza-Nishi-machi, Chichijima, Ogasawara-mura	(04998) 2-3111

Tax Offices (National Tax)

(As of June 1, 2025)

Name of Office	Jurisdiction	Postal Code	Address	Telephone
Kojimachi	Kojimachi area in Chiyoda-ku	102-8311	1F/2F Kudan Joint Government Bldg. 2, 1-1-15, Kudan-Minami, Chiyoda-ku	(03) 3221-6011
Kanda	Kanda area in Chiyoda-ku	101-8464	3-3, Kanda-nishiki-cho, Chiyoda-ku	(03) 4574-5596
Nihonbashi Kyobashi	Nihonbashi area in Chuo-ku Kyobashi area in Chuo-ku	103-8551 104-8557	2-6-9, Horidome-cho, Nihonbashi, Chuo-ku 2-6-1, Shintomi, Chuo-ku	(03) 3663-8451 (03) 4434-0011
Shiba	Shiba area in Minato-ku, Oshima-machi, Toshima-mura, Nijima-mura, Kozushima-mura, Miyake-mura, Mikurajima-mura, Hachijo-machi, Aogashima-mura, Ogasawara-mura in Tokyo Regional Pref.	108-8401	5-8-1, Shiba, Minato-ku	(03) 3455-0551
Azabu	Azabu and Akasaka areas in Minato-ku	106-8630	3-3-5, Nishi-Azabu, Minato-ku	(03) 3403-0591
Yotsuya	Yotsuya and Ushigome areas in Shinjuku-ku	160-8530	7-7, Sanei-cho, Yotsuya, Shinjuku-ku	(03) 3359-4451
Shinjuku	Shinjuku area in Shinjuku-ku	169-8561	1-19-3, Kita-shinjuku, Shinjuku-ku	(03) 6757-7776
Koishikawa Hongo	Koishikawa area in Bunkyo-ku Hongo area in Bunkyo-ku	112-8558 113-8459	1-4-5, Kasuga, Bunkyo-ku 2-16-27, Nishikata, Bunkyo-ku	(03) 3811-1141 (03) 3811-3171
Tokyo-Ueno Asakusa	Shitaya area in Taito-ku Asakusa area in Taito-ku	110-8607 111-8602	Ueno Joint Government Bldg., 1-2-22, Ikenohata, Taito-ku 2-8-12, Kuramae, Taito-ku	(03) 3821-9001 (03) 3862-7111
Honjo Mukojima	Honjo area in Sumida-ku Mukojima area in Sumida-ku	130-8686 131-8509	1-7-2, Narihira, Sumida-ku 2-7-14, Higashi-Mukojima, Sumida-ku	(03) 3623-5171 (03) 3614-5231
Koto-Nishi	Other areas excluding Joto area in Koto-ku	135-8311	2-16-12, Sarue, Koto-ku	(03) 3633-6211
Koto-Higashi	Joto area in Koto-ku	136-8505	2-17-8, Kameido, Koto-ku	(03) 3685-6311
Shinagawa	Shinagawa, Osaki, Oi, and Yashio areas in Shinagawa-ku	108-8622	3-13-22, Takanawa, Minato-ku	(03) 3443-4171
Ebara	Ebara area in Shinagawa-ku	142-8540	1-1-5, Nakanobu, Shinagawa-ku	(03) 3783-5371
Meguro	Meguro-ku	153-8633	5-27-16, Naka-Meguro, Meguro-ku	(03) 3711-6251
Omori Yukigaya Kamata	Omori area in Ota-ku Chofu areas in Ota-ku Kamata area in Ota-ku	143-8565 145-8506 144-8556	7-4-18, Chuo, Ota-ku 4-12, Yukigaya-Otsuka-machi, Ota-ku 2-1-22, Kamata-Honcho, Ota-ku	(03) 3755-2111 (03) 3726-4521 (03) 3732-5151
Setagaya	Central area in Setagaya-ku	154-8523	3F/4F, Setagaya Joint Government Office, 4-22-13 Wakabayashi, Setagaya-ku	(03) 6758-6900
Kitazawa Tamagawa	Northern area in Setagaya-ku Tamagawa area in Setagaya-ku	156-8555 158-8601	6-13-10, Matsubara, Setagaya-ku 2-1-7, Tamagawa, Setagaya-ku	(03) 3322-3271 (03) 3700-4131
Shibuya	Shibuya-ku	150-8333	Joint Shibuya Ward Bldg., 1-10, Udagawa-cho, Shibuya-ku	(03) 3463-9181
Nakano	Nakano-ku	164-8566	6F, Sumitomo Fudosan Nakanoekimae Bldg., 2-24-11, Nakano, Nakano-ku	(03) 3387-8111
Suginami	Asagaya and Koenji areas in Suginami-ku	166-8501	4-15-8, Narita-Higashi, Suginami-ku	(03) 3313-1131
Ogikubo	Ogikubo area in Suginami-ku	167-8506	5-15-13, Ogikubo, Suginami-ku	(03) 3392-1111
Toshima	Toshima-ku	171-8521	3-33-22, Nishi-Ikebukuro, Toshima-ku	(03) 3984-2171
Oji	Kita-ku	114-8560	3-22-15, Oji, Kita-ku	(03) 3913-6211
Arakawa	Arakawa-ku	116-8588	6-7-2, Nishi-Nippori, Arakawa-ku	(03) 3893-0151
Itabashi	Itabashi-ku	173-8530	35-1, Oyama-Higashi-cho, Itabashi-ku	(03) 3962-4151
Nerima-Higashi Nerima-Nishi	Part of Nerima-ku Part of Nerima-ku	176-8503 178-8624	23-7, Sakae-cho, Nerima-ku 7-31-35, Higashi-Oizumi, Nerima-ku	(03) 6371-2332 (03) 3867-9711
Adachi Nishi-Arai	Senju and Ayase areas in Adachi-ku Nishi-Arai area in Adachi-ku	120-8520 123-8501	Joint Adachi Ward Bldg., 4-21, Senju-Asahi-cho, Adachi-ku 3-10-16, Kurihara, Adachi-ku	(03) 3870-8911 (03) 3840-1111
Katsushika	Katsushika-ku	124-8560	8-31-6, Tateishi, Katsushika-ku	(03) 3691-0941
Edogawa-Kita Edogawa-Minami	Part of Edogawa-ku Part of Edogawa-ku	132-8668 134-8567	1-16-11, Hirai, Edogawa-ku 2-3-13, Seishin-cho, Edogawa-ku	(03) 3683-4281 (03) 5658-9311
Hachioji	Hachioji-shi	192-8565	4-21-3, Myojincho, Hachioji-shi	(042) 697-6221
Tachikawa	Tachikawa-shi, Akishima-shi, Kokubunji-shi, Kunitachi-shi, Higashi-Yamato-shi, Musashi-Murayama-shi	190-8565	Tachikawa Joint Municipal Building, 4-2, Midori-cho, Tachikawa-shi	(042) 523-1181
Musashino	Musashino-shi, Mitaka-shi, Koganei-shi	180-8522	3-27-1, Kichijoji-Honcho, Musashino-shi	(0422) 53-1311
Ome	Ome-shi, Fussa-shi, Hamura-shi, Akiruno-shi, Nishitama-gun	198-8530	4-13-4, Higashi-Ome, Ome-shi	(0428) 22-3185
Musashi-Fuchu	Fuchu-shi, Chofu-shi, Komae-shi	183-8548	4-2, Hon-machi, Fuchu-shi	(042) 362-4711
Machida	Machida-shi	194-8567	3-3-6, Naka-machi, Machida-shi	(042) 728-7211
Hino	Hino-shi, Tama-shi, Inagi-shi	191-8520	6-36-2, Mangan-ji, Hino-shi	(042) 585-5661
Higashi- Murayama	Kodaira-shi, Higashi-Murayama-shi, Kiyose-shi, Higashi-Kurume-shi, Nishitokyo-shi	189-8555	1-20-22, Hon-cho, Higashi-Murayama-shi	(042) 394-6811

(Note) For inquiries regarding national taxes, please refer to Chatbot (*Futaba*) or Tax Answers on the National Tax Agency website (Japanese only), or call the navigation dial (0570-00-5901) to use the Telephone Consultation Center.

Tokyo Legal Affairs Bureau and its Jurisdiction (Main Office and Branches)

(As of June 1, 2025)

Office/ branch	Jurisdiction	Postal Code	Address	Telephone
Head office	Chiyoda-ku, Chuo-ku, Bunkyo-ku, Oshima-machi, Toshima-mura, Nijima-mura, Kozushima-mura, Miyake-mura, Mikurajima-mura, Hachijo-machi, Aogashima-mura, Ogasawara-mura, and areas under the jurisdiction of Hachijo branch office (except Hachijo-machi and Aogashima-mura)	102-8225	Kudan Joint Government Bldg. 2, 1-1-15, Kudan-Minami, Chiyoda-ku	(03) 5213-1234 (main number) (03) 5213-1330 (real estate registration) (03) 5213-1337 (corporate registration)
Telephone information service for registration	*			(03) 5318-0261
Hachioji branch office	Hachioji-shi	192-0046	1F/2F, Joint Hachioji City Bldg., 4-21-2, Myojincho, Hachioji-shi	(042) 631-1377
Fuchu branch office	Musashino-shi, Mitaka-shi, Fuchu-shi, Chofu-shi, Koganei-shi, Komae-shi, Tama-shi, and Inagi-shi	183-0052	2-44, Shinmachi, Fuchu-shi	(042) 335-4753
Nishitama branch office	Ome-shi, Fussa-shi, Hamura-shi, Akiruno-shi, and Nishitama-gun	197-0004	3-61-3, Minami-Denen, Fussa-shi	(042) 551-0360
Minato	Minato-ku	106-8654	2-11-11, Higashi-Azabu, Minato-ku	(03) 3586-2181
Taito	Taito-ku	110-8561	1-26-2, Taito, Taito-ku	(03) 3831-0625
Sumida	Sumida-ku and Koto-ku	130-0024	1-17-13, Kikukawa, Sumida-ku	(03) 3631-1408
Shinagawa	Shinagawa-ku	140-8717	Joint Shinagawa Ward Bldg., 2-1-36, Hiromachi, Shinagawa-ku	(03) 3774-3446
Jonan	Ota-ku	146-8554	2-9-15, Unoki, Ota-ku	(03) 3750-6651
Setagaya	Setagaya-ku	154-8531	2F, Setagaya Joint Government Bldg., 4-22-13, Wakabayashi, Setagaya-ku	(03) 5481-7519
Shibuya	Shibuya-ku and Meguro-ku	150-8301	Joint Shibuya Ward Bldg., 1-10, Udagawa-cho, Shibuya-ku	(03) 3463-7671
Shinjuku	Shinjuku-ku	169-0074	1-8-22, Kita-Shinjuku, Shinjuku-ku	(03) 3363-7385
Nakano	Nakano-ku	165-8588	1-34-1, Nogata, Nakano-ku	(03) 3389-3379
Suginami	Suginami-ku	167-0035	2-1-3, Imagawa, Suginami-ku	(03) 3395-0255
Itabashi	Itabashi-ku	173-0004	1-44-6, Itabashi, Itabashi-ku	(03) 3964-5385
Toshima	Toshima-ku	171-8507	Joint Toshima Ward Bldg., 4-30-20, Ikebukuro, Toshima-ku	(03) 3971-1616
Kita	Kita-ku and Arakawa-ku	114-8531	6-2-66, Oji, Kita-ku	(03) 3912-2608
Nerima	Nerima-ku	179-8501	5-35-33, Kasuga-cho, Nerima-ku	(03) 5971-3681
Edogawa	Edogawa-ku	132-8585	1-16-2, Chuo, Edogawa-ku	(03) 3654-4156
Johoku	Adachi-ku and Katsushika-ku	124-8502	4-20-24, Kosuge, Katsushika-ku	(03) 3603-4305
Machida	Machida-shi	194-0022	Joint Machida City Bldg., 2-28-14, Morino, Machida-shi	(042) 722-2414
Tanashi	Kodaira-shi, Higashimurayama-shi, Nishitokyo-shi, Kiyose-shi and Higashikurume-shi	188-0011	4-16-24, Tanashi-cho, Nishi-Tokyo-shi	(042) 461-1130
Tachikawa	Tachikawa-shi, Akishima-shi, Musashimurayama-shi, Higashi-yamato-shi, Hino-shi, Kokubunji-shi, and Kunitachi-shi	190-8524	6F Tachikawa Joint Municipal Bldg., 4-2, Midori-cho, Tachikawa-shi	(042) 524-2716

* If you are seeking information about the general procedures for making an application for registration, you must reserve in advance. Please call the Telephone Information Service for Registration.

(Note) Among the above, the Head Office, Hachioji, Fuchu and Nishitama Branch Offices handle deposits.

Due Dates, etc. for Ward and Municipal Inhabitant Taxes and Fixed Assets Taxes

(FY2025 (R7))

Ward and Municipal Inhabitant Tax (Ordinary Collection)						Fixed Assets Tax				City Planning Tax
Ward / Municipality	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Per Capita Rate Amount	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Rate (%)
23 Wards	June	August	October	January	¥3,000	June	September	December	February	0.30
Hachioji-shi	June	August	October	January		May	July	December	February	0.27
Tachikawa-shi	June	August	October	January		May	July	December	February	0.235
Musashino-shi	June	August	October	January		May	July	December	February	0.20
Mitaka-shi	June	August	October	January		May	July	December	February	0.225
Ome-shi	June	August	October	January		May	July	December	February	0.25
Fuchu-shi	June	August	October	January		May	July	December	February	0.20
Akishima-shi	June	August	October	January		May	July	December	February	0.25
Chofu-shi	June	August	October	January		May	July	December	February	0.24
Machida-shi	June	August	October	January		May	July	September	December	0.27
Koganei-shi	June	August	October	January		May	July	December	February	0.27
Kodaira-shi	June	August	October	January		May	July	December	February	0.24
Hino-shi	June	August	October	January		May	July	December	February	0.27
Higashi-Murayama-shi	June	August	October	January		May	July	December	February	0.29
Kokubunji-shi	June	August	October	January		May	July	December	February	0.27
Kunitachi-shi	June	August	October	January		May	July	December	February	0.26
Fussa-shi	June	August	October	January		May	July	December	February	0.24
Komae-shi	June	August	October	January		May	July	December	February	0.25
Higashi-Yamato-shi	June	August	October	January		May	July	December	February	0.26
Kiyose-shi	June	August	October	January		May	July	December	February	0.25
Higashi-Kurume-shi	June	August	October	January		May	July	December	February	0.24
Musashi-Murayama-shi	June	August	October	January		May	July	December	February	0.27
Tama-shi	June	August	October	January		May	July	December	February	0.20
Inagi-shi	June	August	October	December		May	July	December	February	0.27
Hamura-shi	June	August	October	January		May	July	December	February	0.25
Akiruno-shi	June	August	October	January		May	July	September	December	0.27
Nishi-Tokyo-shi	June	August	October	January		May	July	December	February	0.25
Mizuho-machi	June	August	October	January		May	July	September	December	0.27
Hinode-machi	June	August	October	January		May	July	September	December	0.27
Hinohara-mura	June	August	October	January		May	July	September	November	–
Okutama-machi	June	August	October	January		May	July	November	February	–
Oshima-machi	June	August	October	January		May	July	December	February	–
Toshima-mura	June	August	October	January		May	July	December	February	–
Niijima-mura	June	August	October	January		May	July	December	February	–
Kozushima-mura	June	August	October	January		May	July	December	February	–
Miyake-mura	June	August	October	January		May	July	December	February	–
Mikurajima-mura	June	August	October	January		May	July	December	February	–
Hachijo-machi	June	August	October	January		May	July	December	February	–
Aogashima-mura	June	August	October	January		May	July	December	February	–
Ogasawara-mura	June	August	October	January		May	July	December	February	–

(Note 1) When the due date falls on a Saturday, Sunday, national holiday or other holiday, the actual due date is the day after the holiday.

(Note 2) The per capita levy amount noted on your Tax Notice for ward and municipal and metropolitan taxes includes an additional ¥1,000 (per capita levy amount for the metropolitan inhabitant tax) in addition to the municipal tax per capita levy amount.

Tax Consultation

By Telephone or In Person

[Metropolitan Tax]

- Metropolitan Taxation Office Consultation Desks (See Pages 93 to 100 for information on each taxation office)
- Tax Consultation Desk: Phone (03) 5388-2925 (Japanese only)
Tokyo Metropolitan Government Bureau of Taxation
2-8-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo 163-8001 (Metropolitan Government Office, Bldg. 1, 22F South Side)
- “Metropolitan Tax Guidelines” Telephone Service (03) 5339-0294 (Japanese only)
(Available 24 hours by automatic voice) We answer FAQs about the metropolitan tax.

[National Tax]

- For inquiries regarding national taxes, please refer to Chatbot (*Futaba*) or Tax Answers on the National Tax Agency website (Japanese only), or call the navigation dial (0570-00-5901) to use the Telephone Consultation Center.
- For those who need something at the Tax Office, call the Tax Office having jurisdiction over your domicile (see Page 102), and press “2” to make an advance reservation before visiting the office by following the automatic voice service. It may not be possible to give responses to inquiries which are made without reservations.
- Consultation hours: 8:30 a.m. to 5:00 p.m., Monday to Friday (excluding national holidays and new year holidays)

Website

- Tokyo Metropolitan Government Bureau of Taxation Website <https://www.tax.metro.tokyo.lg.jp/>
“Metropolitan Taxation Q&As”, “Information on Public Auction”, “Kimimo Zeihakase (Taxation Professional)”, “Notification and Application”, “Government and Municipal Offices”, etc. (Japanese only)
- National Tax Agency Website <https://www.nta.go.jp/> “Chatbot (*Futaba*)”, “Tax Answers”, etc. (Japanese only)
- “Metropolitan Tax-related Inquiries” AI Chatbot Service (24 hours per day, 365 days a year)
By accessing the Tokyo Metropolitan Government Bureau of Taxation website and then selecting the AI Chatbot banner which appears at the bottom right of the screen, responses will be given to “Metropolitan Tax General Inquiries”.

Publications

- Issued by the Tokyo Metropolitan Government Bureau of Taxation (available for free of charge at taxation offices)
“Metropolitan Taxes and You”, “Real Estate and Taxation”, “Guide to Metropolitan Taxes”, “Foreign Language Guide to Metropolitan Taxes (English, Chinese and Korean)”
- Issued by the Tokyo Tax Association, “Mini Guidebook to Local Taxes 2025” (¥500 with tax)
Inquiries: Tokyo Tax Association (Phone: (03) 3228-7998) (Japanese only)
- Issued by the National Tax Agency, “Tax Information on Life” (In addition to being distributed free of charge at tax offices, the publication can also be downloaded from the National Tax Agency website.)

Consultation Service for Foreign Residents in Tokyo

- Consultation Service for Foreign Residents in Tokyo
Consultation for various issues related to daily life, such as immigration matters, marriage, nationality and work, is available for foreign residents.
Foreign Residents’ Advisory Center, Regional Activity Promotion Section, Tokyo Residents’ Life Division, Bureau of Citizens and Cultural Affairs, Tokyo Metropolitan Government
2-8-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo 163-8001 (Metropolitan Government Office, Bldg. 1, 3F North Side)
Consultation Hours: 9:30 a.m. to 12:00 p.m. (noon) and 1:00 p.m. to 5:00 p.m.

Available Languages for Consultations	Consultation Days (not available on national holidays and new year holidays)	Phone
English	Monday through Friday	(03) 5320-7744
Chinese	Tuesdays and Fridays	(03) 5320-7766
Korean	Wednesdays	(03) 5320-7700

- Consultation for foreign residents in Each of the Wards and Cities of Tokyo
There are a number of offices offering consultation for foreign residents throughout the 23 special wards of Tokyo and in the various cities of the Tama area. Please contact the ward or city office (see Page 101) in your area for details.
- Telephone consultation in English by the Tokyo Regional Taxation Bureau
Consultation Days (excluding holidays and new year holidays) Monday to Friday 9:00 a.m. to 5:00 p.m.
Phone: (03) 3821-9070

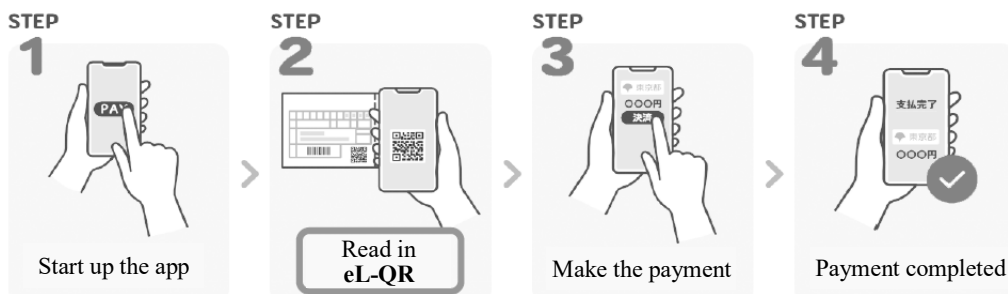
[illegible]

Metropolitan Tax Payment System Allowing You to Pay from Home

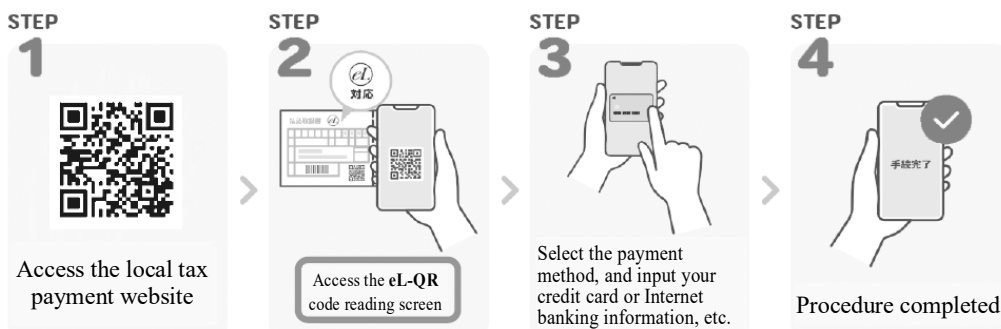


If you need a receipt, please pay at the counter of a Metropolitan Taxation Office, financial institution, convenience store, etc. Payments cannot be cancelled once the payment has been completed.

Mobile Payment App

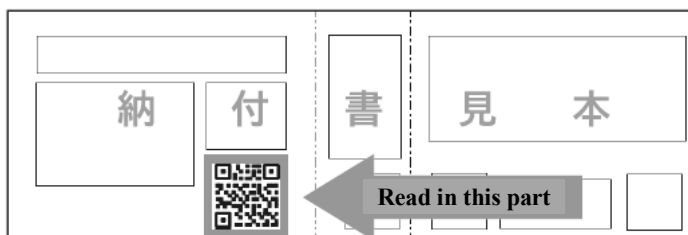


Credit Card / Internet Banking



- * When making payments using a credit card, a system usage fee that differs according to the tax payment amount will be required.
- * Payments made using credit cards are not recurring payments. Each time you make a payment you will need to complete the procedures on the local tax payment website.
- * Payment slips which show the Pay-Easy Mark allow direct payment to be made by Internet banking or using the ATMs of supported financial institutions.

★The eL-QR code is printed in the lower part of the payment slip★



* Note that payment slips which do not have the eL-QR code printed cannot be used for making payments using the method described above.

Account Transfer

By making this application one time, you won't have to worry about inadvertently forgetting to make payments going forward!

It will be necessary to complete the usage application procedures online or in writing beforehand.

* The subject tax items are fixed assets tax/city planning tax (land and buildings), fixed assets tax (depreciable assets) and business tax on individuals.

<https://www.tax.metro.tokyo.lg.jp/tozei_nouzei/web_kouzafurikae>

eLTAX Electronic Tax Payment

If you share your ID, etc. with a licensed tax accountant or accountant corporation, payment can also be easily made by the corporation!

This system enables lump electronic tax payment to all prefectures and municipalities using eLTAX.

<<https://www.eltax.lta.go.jp>> (Japanese only)

納税管理人申告書記入例

Example of how to fill out a Notification of Tax Agent

納税管理人申告单填写例

납세관리인 제도에 대하여 신고서 기입 예

第25号様式 (条例第28条等関係)

Name of Metropolitan Taxation Office/
都税事務所名/
도세사무소명

〇〇 都税事務所長
支 庁 長 宛
都税総合事務センター所長

Notification date/
申报日/신고일 → 〇〇年 〇〇月 〇〇日

納税義務者/Taxpayer/納税义务人/납세의무

住所(居所)
事務所(事業所、寮等)所在地
5000Broadway, New York City, NY, USA

氏名(名称) James Smith

電話番号 1-212-111-1111

Please write in kanji or alphabet.
／请用汉字或者拉丁字母书写
／한자, 또는, 알파벳으로 써 주세요.

Seal or signature/
盖章或者签名/
날인 또는 서명

Name of Metropolitan Taxation Office/
都税事務所名/도세사무소명

納税管理人申告書

この度、〇〇 都税事務所 管内において私の納付(納入)
都税総合事務センター

すべき税に係る徴収金について、納税に関する一切の事項を処理させるため次のとおり
納税管理人を 定め ましたから申告します。

納税管理人/Tax Agent/納税管理人/납세관리인			
新 納税管理人	Address	東京都新宿区西新宿2-8 マンション101	Telephone Number
	住所等		電話番号 (03) 5321-XXXX
	Name	氏名 東京 太郎	Birth Date
	氏名(名称)		生年月日 1970年 4月 1日生

摘要

土地: 〇〇区△△町ニ丁目1番1
家屋: 〇〇区△△町ニ丁目1番地1 (家屋番号1-1)

<お願い> 固定資産税・都市計画税・不動産取得税について、納税管理人の申告をする場合には、**不動産の所在地を摘要欄に記入してください。**

<Notice> If the Notification of Tax Agent is for Fixed Assets Tax, City Planning Tax, or Real Estate Acquisition Tax, **please write the location of the real estate in the remarks column.**

<溫馨提示> 关于固定资产税、都市计划税、不动产取得税，申报纳税管理人时，**请把不动产的所在地填入摘要栏。**

<부탁> 고정자산세・도시계획세・부동산취득세에 대해서, 납세관리인의 신고를 하는 경우에는, **부동산의 소재지를 적요란에 기입해 주세요.**

Guide to Metropolitan Taxes for FY2025 (R7)

Issued September 2025 (R7)

Edited and issued by:

General Affairs Section, General Affairs Division

Tokyo Metropolitan Government Bureau of Taxation

Building 1, 2-8-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo 163-8001

Phone (03) 5321-1111 (main number)

General Affairs Division (03) 5388-2925 (Japanese only)

印刷物規格表第1類

登録番号(7)28



東京都主税局

<https://www.tax.metro.tokyo.lg.jp/>

