

Japanese Income Tax Returns - Individuals

Prices are for completion of a 'blue' Japanese tax return, with the financial year based on the calendar year (Jan – Dec).

Blue tax returns allow for:

- business income deductions up to ¥650,000;
- carrying losses over to future years to reduce future tax payments;
- increased ability to depreciate fixed assets such as property.

Expenses

Expenses which may be claimed:

- solicitors fees
- travel expenses
- interest / fees for loans from banks outside of Japan
- invoices and / or custom duty documents (including import tax receipts), for items you purchase or import for the property
- other expenses which you incur in the generation of property rental income

Tax Accountant Fees

	First Application	Further Applications
Income tax return (one property)	¥86,400	¥54,000
Income tax return (each additional HTM-managed property)	¥54,000	¥21,600
Income tax return (each additional non HTM-managed property)	¥324,000	¥324,000
Consumption tax return	¥54,000	¥54,000
Capital gains tax	¥108,000	¥108,000

Where properties are owned by more than one individual, either:

- one tax return can be filed with one owner's name for 100% of the income, or
- a tax return can be filed for each owner. Please note the accountant fees are charged per income tax return, not per property.

HTM also charges ¥11,000 per property per income tax return (maximum two hours of work), and ¥55,000 per property per initial consumption tax return (maximum ten hours of work). These charges are to liaise between yourself and a Japanese tax accountant and are additional to the Tax Accountant Fees. Additional hours are charged at ¥5,500 per hour.

All charges include consumption tax.
Prices are subject to change.

Effective from 1 May 2014.