

MINISTRY OF LANDS LAND HOUSING

Press Release

Following the recent removal by Government of the Moratorium on purchase of residential land by Non-Seychellois, the Ministry of Lands and Housing has published the specific details of new criteria to be used in processing and evaluating applications for Sanction under the Immovable Property (Transfer Restriction) Act.

The amended Guidance Notes entitled "Guidance Notes - Acquisition of Immovable Property or Rights Therein in Seychelles by Non-Seychellois" including the new criteria for purchase of residential land by Non-Seychellois can be viewed or downloaded from the Seychelles Planning Authority or the Seychelles Investment Board Websites - www.spa.gov.sc and www.investinseychelles.com

The new criteria include:

- (1) A minimum market value of SCR10 million for immovable property containing a dwelling house.
- (2) A minimum market value of SCR4,000/- per sq. metres for bare land.
- (3) A minimum and maximum plot size of 2,000 sq. metres and 4,000 sq. metres respectively.
- (4) Exceptions to land size limits for immovable property requiring additional space for privacy, security, difficult topography, etc may be made.
- (5) An increase in Sanction duty from 11% to 12% of the market value of the immovable property.
- (6) Non-Seychellois will not be permitted to purchase subsidized State land and/or housing units sold under any Land and Housing Scheme.
- (7) All applications should meet other applicable criteria, such as land use, the Tourism Development Act Regulations 2020 (ownership of tourism establishments), etc.

The new criteria will be subject to periodic reviews and Government will maintain the due diligence process for all applications.

According to the Principal Secretary for Lands Department, Mr. Denis Barbe "the new policy framework is aimed at safeguarding affordability for Seychellois whilst restricting Non-Seychellois ownership to high-end residential properties exceeding specific price thresholds and preserving State land and other land sold under any affordable Government land and housing scheme for future generations".

End of Press Release

Dated: 20th March 2025