



LAW OF MONGOLIA

April 24, 1997

ABOUT LAND PAYMENT

Article 1 The purpose of the law

The purpose of this law is to regulate relations related to imposition of fees for possession and use of state-owned land by citizens, business entities and organizations, and payment of such fees to the budget.

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Article 2. Land fee legislation

Legislation on land fees shall consist of the Law on Land, the General Law on Taxation, this law and other legislative acts enacted in conformity with them.

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Article 3 Land payer

Citizens of Mongolia, business entities, organizations, foreign diplomatic missions and consulates, representative offices of international organizations, foreign legal entities and foreign citizens who possess and use land on the basis of a decision to possess or use land in accordance with the legislation. The stateless person is the payer of the land.

[/ This article was amended according to the law dated November 13, 2019 /](#)

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Article 4. Place of payment

In accordance with the decision of the person authorized to possess or use land, a fee shall be imposed on land owned and used by citizens, business entities and organizations, belonging to the main category of the unified land fund specified in Article 10 of the Law on Land and special needs.

[/ This article was amended according to the law dated November 13, 2019 /](#)

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Article 5 Basic land valuation and principles for determining it

1. The basic land value shall be determined by the Government.

2. The following principles shall be followed in determining the baseline land value:

1 / to take into account the assessment of cities, villages and other settlements, their grade, location, engineering supply, social, economic and engineering, geological, environmental conditions and purpose of use;

2 / to determine the value of land other than those specified in paragraph 1 of this section for each district, taking into account the purpose of use, geographical location and land fertility, and differentiated income from returns.

3. The Government shall determine the valuation rating of land in evaluation districts, cities, villages and other settlements divided by the integrated land fund by complex natural and territorial conditions.

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Article 6. Land fee indicators and their definition

1. The unit of land fee shall be determined as follows:

1 / for each head of livestock transferred to sheep as a percentage of the base value of the pastureland per unit area of pastureland;

2 / per kilometer of land of roads and networks specified in Article 13 of the Law on Land;

3 / land fees other than those specified in paragraphs 1 and 2 of this section, as a percentage of the base value of one hectare of land.

2. The land fee for pastureland shall be applied to the number of livestock transferred to sheep heads by multiplying the number of horses counted at the end of the previous year by 6, O, cattle by 6, O, camels by 5, O, and goats by O, 9.

Z. Land fees set in the baseline assessment of land in the possession and use of cities, villages and other settlements shall be included in the coefficients specified in Article 7.1.3 of this Law in coefficients taking into account engineering supply, purpose, location, environmental impact and green zone protection requirements. can be increased or decreased. Soum and district Citizens' Representatives Khurals shall determine the boundaries, limits and numerical values of the coefficients to be used.

4. Land fee shall be calculated based on the total amount of land allocated for possession and use.

5. The principle of reciprocity with the country shall be followed in determining the fee for land allocated to foreign diplomatic missions and consulates.

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Article 7 Land fee rate

1. Land fee shall be determined in percentages and amounts from its base value according to the indicators specified in Article 6 of this Law within the following limits:

1 / pastureland payment limits per sheep head O, O1-O, O3 percent;

2 / O, O1-O, O3 percent of the payment limit for one hectare of arable and hay land owned and used;

3 / payment limits for one hectare of land in cities, villages and other settlements owned and used by O, 1-1, O percent;

4) the minimum land fee per kilometer of land for roads and networks is 15,000 togrogs and the maximum is 75,000 togrogs;

5) land fee limits other than those specified in paragraphs 1-4 of this section, 0.01-0.03 percent.

2. The amount of land fee shall be determined by the Government for each appraisal grade of agricultural land appraisal districts, cities, villages and other settlements within the limits specified in paragraph 1 of this Article, taking into account the land valuation and purpose of use.

3. Land fees for agricultural buildings and structures shall be calculated by halving the amount of land fees for the nearest cities, villages and other settlements in the area.

4. Land fees of citizens, business entities and organizations operating in accordance with relevant laws and agreements in the area where the mine is located shall be doubled depending on the area of the neighboring country or aimag.

[/ This part was amended according to the law dated May 02, 2019 /](#)

5. Land fees of citizens, economic entities and organizations operating in forested areas and water reservoir protection zones in accordance with relevant laws and agreements shall be doubled depending on the neighboring country and aimag level urban zone.

[/ This part was amended according to the law dated May 02, 2019 /](#)

6. Land fees of citizens, economic entities and organizations operating in special protected areas in accordance with relevant laws and agreements shall be tripled depending on whether the land belongs to agricultural land assessment districts, cities, villages and other settlements. calculated.

7. The fee for land used for tourism purposes shall be equal to the fee for land in the nearest town, village or other settlement of the district.

8. Fees for abandoned and abandoned land without a formal decision of the competent authority shall be calculated in the amount of the fee for the arable land of the district.

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Article 8. Exemption from land fee

1. The following payers shall be exempted from possession and use of the following lands:

1 / pasture and hayfields for herder households;

2/90 percent of the payment for land owned and used by a citizen of Mongolia for household purposes up to O or O7 hectares;

3 / citizens, business entities and organizations of Mongolia in the border strip;

4) land possessed by a citizen of Mongolia for the purpose of preserving and protecting natural, historical and cultural monuments;

5) land owned and used by state-registered orphanages and educational institutions of all levels, regardless of the form of ownership, in areas other than state special protected areas;

[/ This part was amended according to the law dated December 08, 2006 /](#)

[/ This clause was amended according to the law dated May 02, 2019 /](#)

6) for the purpose of improving the soil structure and transferring citizens, economic entities and organizations to pastureland, up to the first 5 years from the possession and use fee of the area planted with perennial and leguminous plants;

7) possession and use of newly planted perennial plants, fruits and berry plots by citizens, business entities and organizations for the period from the use fee to the first harvest;

8) the environmental department to which the apartment owners' association is leased.

[/ This provision was added by the law in 1 July 2005 /](#)

9) land allocated to the management and units of the production and technology park for the purpose of the production technology park.

[/ This provision was added by the law in 5 December 2009 /](#)

10) 100 percent of the land possession and use fee for citizens, economic entities and organizations conducting high-tech production in remote settlements and localities in the first five years and 50 percent in the next five years.

[/ This provision was added by the law in 5 May 2012 /](#)

11) 100 percent of the land fee for possession and use of a business entity engaged in trade, tourism and hotel services in a free zone from the date of commencement of its activities, and 50 percent for the next three years;

[/ This provision was added by the law in 12 February 2015 /](#)

12) business entities and their branches engaged in infrastructure and production in the free zone, such as energy, heat sources, networks, clean water supply, sewerage and treatment facilities, roads, railways, airports and main communication networks 100 percent of the land fee for land possession and use in the free zone from the date of commencement of operations for the first 10 years.

[/ This provision was added by the law in 12 February 2015 /](#)

2. The Government shall decide on the provision of land fee discounts to citizens, business entities and organizations using land protection and rehabilitation technologies and environmentally friendly technologies.

3. In case of damage to the land in the territory of the industrial and technological park, the guilty person shall be exempted from the land fee if the relevant organization issues a conclusion that it has been rehabilitated with its own funds.

[/ This part was added by the law in 5 December 2009 /](#)

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Article 9. Imposition of land fee

[/ This article was amended according to the law dated November 13, 2019 /](#)

1. Land fee shall be calculated from the date of registration of the right to possess and use land or entering the state registration number in the shared database specified in Article 9.11 of the General Law on State Registration.

2. The organization in charge of land fees (official) shall impose the annual land fee specified in Article 4 of this Law and submit it to the tax authority by February 10 of the current year.

3. If the right to possess and use land is newly registered in the state registration of rights, the organization in charge of land payment (official) shall impose a proportional amount of land fee for the given year and submit it to the tax authority within 10 days.

4. The organization in charge of land fees (officials) shall re-impose land fees and submit them to the tax authority within 30 days of any change in the basic land valuation, land valuation districts, grades, zones, coefficients for land possession and use, and payment rates. .

5. The tax administration shall notify the land possessor and user in electronic or other form of information on the imposition of land fees specified in paragraphs 2, 3 and 4 of this article.

6. Procedures for exchanging land unit plot number, land possession and use type, basic land valuation district, grade, region, area size, basic land value, payer, payment rate, imposition, payment and other related information in electronic and other forms The head of the state central administrative body in charge of land payment and tax matters shall jointly approve it.

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Article 10. Pay and report land fees

1. Land fee revenue shall be transferred to aimag, capital city, soum and district budgets.

2. An appropriate percentage of land fee income shall be spent for protection, rehabilitation and land management measures of state-owned land, except for the possession and use of citizens, business entities and organizations. The Government shall annually determine the percentage of funds to be spent on land protection, rehabilitation and land management measures, taking into account the measures to be taken in a given year and the income from land fees.

3. The organization in charge of land fees (official) shall submit the annual report on land fee imposition to the relevant tax authority by February 10 of the following year and make the final calculation of imposition.

[/ This part was amended according to the law dated November 13, 2019 /](#)

4. The Tax Administration shall monitor the imposition and payment of land fees in accordance with the General Law on Taxation.

[/ This part was amended according to the law dated November 13, 2019 /](#)

5. The land payer shall pay the quarterly fee in equal installments by the 20th of the following month and may pay the quarterly fees in advance.

[/ This section was added by the law in 13 November 2019 /](#)

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Article 11 Review and resolve land fee disputes

1. The following disputes related to land fees shall be reviewed and resolved by the following organizations and officials:

1) disputes between the payer and the relevant official in charge of the land matters shall be settled by the higher level organization or official of the official;

2 / disputes between the payer and the Governor shall be settled by the higher level organization or official of the Governor;

3) a person specified in paragraph 81.1 of Article 81 of the General Tax Law who has a dispute between a payer and a relevant official of the tax administration.

[/ This part was amended according to the law dated November 13, 2019 /](#)

2. If the payer does not agree with the decision of the organization or official referred to in paragraph 1 of this Article regarding the land fee dispute, the dispute shall be resolved by the court.

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Article 12. Liability for violation of land payment legislation

[/ This article was amended according to the law dated November 13, 2019 /](#)

Violators of the land fee legislation shall be held liable in accordance with the Law on Land, the General Law on Taxation, the Law on Special Protected Areas, and the Law on Violations.

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Article 13 Entry into force of the law

This law shall come into force on July 1, 1997.

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CHAIRMAN OF THE PARLIAMENT OF MONGOLIA R. GONCHIGDORJ