

Buying Property in New Zealand

New Zealand continues to be regarded as a stable and transparent property market, underpinned by strong legal protections, clear title systems and comparatively low transaction costs.

Transaction Costs and Taxation

New Zealand does not impose stamp duty on property purchases, nor does it levy inheritance tax or estate duty.

New Zealand also operates a secure conveyancing system and does not permit “gazumping” once a binding agreement has been entered into.

While New Zealand does not have a comprehensive capital gains tax, property sold within a defined period may be subject to the Inland Revenue Department’s Bright-line test. The bright-line period currently applies to many residential properties sold within a prescribed number of years from acquisition. Tax implications can vary depending on the purchaser’s residency status and the nature of the property. Independent legal and tax advice should always be obtained prior to purchase.

Overseas Buyers

Under the Overseas Investment Act, certain residential property in New Zealand is classified as “sensitive land”. Overseas persons (including non-residents and some visa holders) may require consent from the Overseas Investment Office before purchasing residential property.

Eligibility to purchase depends on residency status and the type of property. Buyers should seek specialist legal advice to confirm their position prior to entering into any agreement.

Legal Representation

All property transactions in New Zealand are completed through a New Zealand-based solicitor or conveyancer. Your legal representative will:

- Conduct due diligence investigations
- Review the Agreement for Sale and Purchase
- Manage title transfer and settlement
- Ensure compliance with anti-money laundering legislation

Regulation of Real Estate Agents

All licensed real estate agents in New Zealand are governed by the:

Real Estate Agents Act 2008

Agents are regulated by the:

Real Estate Authority

This provides buyers and sellers with clear professional standards, a complaints process and consumer protection.

Useful Government Links

- Real Estate Authority – Information for buyers and sellers
www.rea.govt.nz
- Inland Revenue Department
www.ird.govt.nz
- Immigration New Zealand
www.immigration.govt.nz
- New Zealand Customs Service
www.customs.govt.nz

Important Note

The above information is general in nature and does not constitute legal, tax or immigration advice. Premium Real Estate strongly recommends that overseas purchasers obtain independent professional advice specific to their circumstances prior to entering into any contractual commitment.