

If a **nonresident** or a **foreign corporation**:

- **leases** or **transfers real estate** located in Japan, or/and
- **transfers shares of a company** that owns real estate or others located in Japan,

they may be required to **file a tax return**.

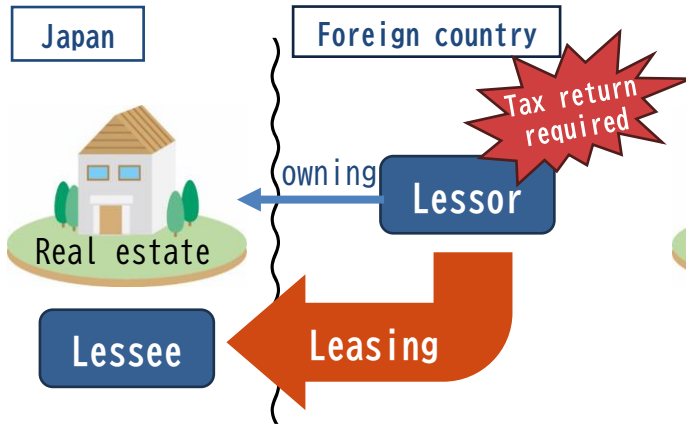
Income derived from a lease or transfer of real estate located in Japan, or/and from the transfer of shares of a given corporation that owns real estate or others in Japan (hereinafter called “real estate corporation”) can be taxed as domestic source income in Japan.

If such income, etc. exist, a tax return must be filed.

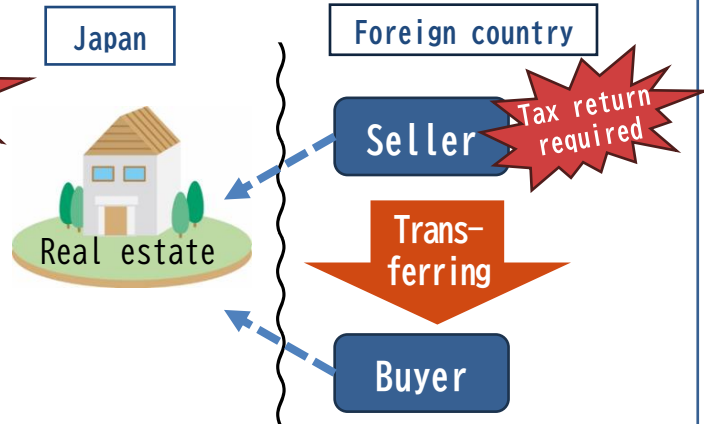
※ The treatment can differ depending on the tax treaty between Japan and the contracting country or region of residence of the lessor or seller.

Examples of leasing or/and transferring real estate in Japan

【In the case of leasing】



【In the case of transferring】

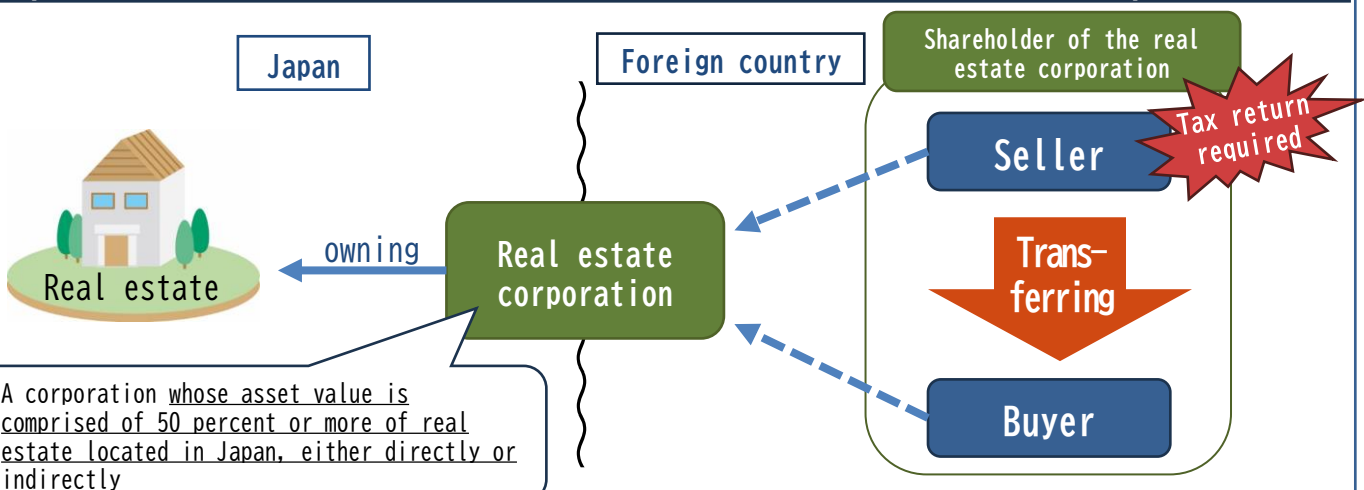


A tax return must be filed even in the following cases:

- Where income from a lease or transfer is received abroad
- Where income tax on income from a lease or transfer is withheld by the lessee or the buyer

Note: The income tax withheld at the source will be settled through the tax return.

Example of transferring shares of a certain corporation (Real estate corporation) which has real estate or/and others located in Japan



A corporation whose asset value is comprised of 50 percent or more of real estate located in Japan, either directly or indirectly

Procedure for Nonresidents or Foreign Corporations to File Tax Return and Pay National Taxes

① Appointment of a Tax Agent

If a tax return is required, a taxpayer of a non-resident or a foreign corporation must appoint a tax agent, and “Notification of Appointment and Dismissal of Tax Agent” must be submitted to the district director of the tax office.

※ A tax agent is an agent who, on behalf of a taxpayer who has not been domiciled or resident in Japan, undertakes procedures such as filing tax returns and paying national taxes (The tax agent can be either a corporation or an individual.).

※ In the case of a foreign corporation, the taxpayer must submit “Notification about Becoming a Foreign Ordinary Corporation” as well.

《Reference》

【For non-residents】

• National Tax Agency [“Notification of Tax Agent for Income Tax”](#)

【For foreign corporations】

• National Tax Agency [“Notification of Tax Agent”](#) (Japanese only)

• National Tax Agency [“Notification about Becoming a Foreign Ordinary Corporation”](#)

② Filing the Tax Return

《General due date for filing the tax return》

【For non-residents】 **by March 15 of the following year**

【For foreign corporations】 **within two months from the day after the last day of the business year**

③ Payment

In principle, the due date for payment of national taxes is the same as the due date for filing the tax return.

Regarding the payment procedure, various payment methods are offered.

《Reference》

• National Tax Agency [“Procedures of National Tax Payment Available Taxpayers Overseas”](#)

• National Tax Agency [“Methods of National Tax Payment”](#)



- On the National Tax Agency website, [“Information for Taxpayers”](#) provides general answers to frequently asked questions regarding taxes.
- If you have any questions, please contact the district tax office.

[National Tax Agency \(NTA\) website](#)

