



No. MoF/D MDF/PAVA-18/2023/399

22<sup>nd</sup> August 2023

**Notification**

**Subject : Median Rent for building/structures annual rental value**

Schedule 1 of the Tax Act of Bhutan 2022, Point iv states ***“Where the annual rental value of the building cannot be assessed in accordance with the valuation methods in paragraphs 2 and 3 of this schedule, the Competent Authority may adopt appropriate valuation methods to determine the annual rental value in such a manner as may be prescribed by way of notification issued by the Ministry of Finance.”***

In this regard it is to notify that the median rent for building/structures have been worked based on the approved rental rates applied when hiring private accommodation for government office purposes. These are attached herewith for ready reference. It is to be used as a last resort and only where the annual rental value of the building cannot be assessed. It shall be implemented from the property tax year 2023 and specifically used for assessing the taxable building value.

This is as per the approved Note No. MoF/D MDF/PAVA-18/2023/216 dated 2<sup>nd</sup> August 2023.

The detail of the median rent can also be found on the website **‘www.mof.gov.bt’**

**Leki Wangmo**  
Acting Finance Secretary

**Attached Median Rental Rates of building/structures - 2023**

Copy to :

1. The Director General, Department of Revenue and Customs, Thimphu
2. The Director, Department of Human Settlement, Thimphu

## Median Rental Rates of Building /Structures - 2023

SN	Dzongkhag	Thromde/chiwog	Rent per sq.ft. in Nu.				
			Comm	Pvt/Corp Offices	Hotel & Resorts	Resd	Relg / Soc / Inst.
1	Bumthang	Bumthang	11.00	9.90	8.80	6.60	1.32
2	Bumthang	Chumey	6.00	5.40	4.80	3.60	0.72
3	Bumthang	Class A	5.82	5.24	4.66	3.49	0.70
4	Bumthang	Class B	4.37	3.93	3.49	2.62	0.52
5	Bumthang	Class C	2.91	2.62	2.33	1.75	0.35
6	Bumthang	Class D	2.70	2.43	2.16	1.62	0.32
7	Chhukha	Phuentsholing	15.18	13.66	12.14	9.11	1.82
8	Chhukha	Tsimasham/Tsmlkha	10.00	9.00	8.00	6.00	1.20
9	Chhukha	Gedu	11.50	10.35	9.20	6.90	1.38
10	Chhukha	Class A	5.82	5.24	4.66	3.49	0.70
11	Chhukha	Class B	4.37	3.93	3.49	2.62	0.52
12	Chhukha	Class C	2.91	2.62	2.33	1.75	0.35
13	Chhukha	Class D	2.70	2.43	2.16	1.62	0.32
14	Chhukha	Darla town	6.00	5.40	4.80	3.60	0.72
15	Dagana	Dagana	7.00	6.30	5.60	4.20	0.84
16	Dagana	Lhamoi Dzingkha	5.00	4.50	4.00	3.00	0.60
17	Dagana	Dagapela	5.00	4.50	4.00	3.00	0.60
18	Dagana	Sunkosh	5.00	4.50	4.00	3.00	0.60
19	Dagana	Class A	4.53	4.08	3.62	2.72	0.54
20	Dagana	Class B	3.40	3.06	2.72	2.04	0.41
21	Dagana	Class C	2.27	2.04	1.81	1.36	0.27
22	Dagana	Class D	2.10	1.89	1.68	1.26	0.25
23	Dagana	Drujeygang town	4.50	4.05	3.60	2.70	0.54
24	Gasa	Gasa	7.00	6.30	5.60	4.20	0.84
25	Gasa	Damji	5.00	4.50	4.00	3.00	0.60
26	Gasa	Class A	4.53	4.08	3.62	2.72	0.54
27	Gasa	Class B	3.40	3.06	2.72	2.04	0.41
28	Gasa	Class C	2.26	2.03	1.81	1.36	0.27
29	Gasa	Class D	2.10	1.89	1.68	1.26	0.25
30	Haa	Haa	11.00	9.90	8.80	6.60	1.32
31	Haa	Jyenkana	6.00	5.40	4.80	3.60	0.72
32	Haa	Class A	5.82	5.24	4.66	3.49	0.70
33	Haa	Class B	4.37	3.93	3.49	2.62	0.52
34	Haa	Class C	2.91	2.62	2.33	1.75	0.35
35	Haa	Class D	2.70	2.43	2.16	1.62	0.32
36	Lhuentse	Lhuentse	9.00	8.10	7.20	5.40	1.08
37	Lhuentse	Autsho	6.00	5.40	4.80	3.60	0.72
38	Lhuentse	Gorgan	4.00	3.60	3.20	2.40	0.48
39	Lhuentse	Class A	5.20	4.68	4.16	3.12	0.62

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			Comm	Pvt/Corp Offices	Hotel & Resorts	Resd	Relg / Soc / Inst.
40	Lhuentse	Class B	3.90	3.51	3.12	2.34	0.47
41	Lhuentse	Class C	2.60	2.34	2.08	1.56	0.31
42	Lhuentse	Class D	2.40	2.16	1.92	1.44	0.29
43	Mongar	Mongar	11.00	9.90	8.80	6.60	1.32
44	Mongar	Yadi	6.50	5.85	5.20	3.90	0.78
45	Mongar	Gyalpozhing	11.00	9.90	8.80	6.60	1.32
46	Mongar	Lingmethang	7.00	6.30	5.60	4.20	0.84
47	Mongar	Kidheykhar	7.00	6.30	5.60	4.20	0.84
48	Mongar	Class A	5.82	5.24	4.66	3.49	0.70
49	Mongar	Class B	4.37	3.93	3.49	2.62	0.52
50	Mongar	Class C	2.91	2.62	2.33	1.75	0.35
51	Mongar	Class D	2.70	2.43	2.16	1.62	0.32
52	Mongar	Dramitse town	5.00	4.50	4.00	3.00	0.60
53	Paro	Paro	12.00	10.80	9.60	7.20	1.44
54	Paro	Beteykha	5.00	4.50	4.00	3.00	0.60
55	Paro	Jitsiphu	7.00	6.30	5.60	4.20	0.84
56	Paro	Class A1	7.00	6.30	5.60	4.20	0.84
57	Paro	Class A	6.47	5.82	5.18	3.88	0.78
58	Paro	Class B	4.85	4.37	3.88	2.91	0.58
59	Paro	Class C	3.24	2.91	2.59	1.94	0.39
60	Paro	Class D	3.00	2.70	2.40	1.80	0.36
61	Pema Gatshel	Denchi	9.00	8.10	7.20	5.40	1.08
62	Pema Gatshel	Nganglam	10.00	9.00	8.00	6.00	1.20
63	Pema Gatshel	Class A	5.20	4.68	4.16	3.12	0.62
64	Pema Gatshel	Class B	3.90	3.51	3.12	2.34	0.47
65	Pema Gatshel	Class C	2.60	2.34	2.08	1.56	0.31
66	Pema Gatshel	Class D	2.40	2.16	1.92	1.44	0.29
67	Pema Gatshel	Old Pemagatshel Town	5.00	4.50	4.00	3.00	0.60
68	Punakha	Punakha	12.00	10.80	9.60	7.20	1.44
69	Punakha	Lobaysa	8.00	7.20	6.40	4.80	0.96
70	Punakha	Class A1	7.00	6.30	5.60	4.20	0.84
71	Punakha	Class A	6.47	5.82	5.18	3.88	0.78
72	Punakha	Class B	4.85	4.37	3.88	2.91	0.58
73	Punakha	Class C	3.24	2.91	2.59	1.94	0.39
74	Punakha	Class D	3.00	2.70	2.40	1.80	0.36
75	Punakha	Thinleygang	6.00	5.40	4.80	3.60	0.72
76	S/Jongkhar	Samdrup Jongkhar	13.00	11.70	10.40	7.80	1.56
77	S/Jongkhar	Samdrupcholing	8.00	7.20	6.40	4.80	0.96
78	S/Jongkhar	Jomotshangkha	6.00	5.40	4.80	3.60	0.72

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79	S/Jongkhar	Narphung	5.00	4.50	4.00	3.00	0.60
80	S/Jongkhar	Class A	8.00	7.20	6.40	4.80	0.96
81	S/Jongkhar	Class B	6.00	5.40	4.80	3.60	0.72
82	S/Jongkhar	Class C	4.00	3.60	3.20	2.40	0.48
83	S/Jongkhar	Class D	3.20	2.88	2.56	1.92	0.38
84	Samtse	Samtse	12.00	10.80	9.60	7.20	1.44
85	Samtse	Gomtu	8.00	7.20	6.40	4.80	0.96
86	Samtse	Class A	6.47	5.82	5.18	3.88	0.78
87	Samtse	Class B	4.85	4.37	3.88	2.91	0.58
88	Samtse	Class C	3.24	2.91	2.59	1.94	0.39
89	Samtse	Class D	3.00	2.70	2.40	1.80	0.36
90	Samtse	Golabazaar	8.00	7.20	6.40	4.80	0.96
91	Sarpang	Gelephu	13.00	11.70	10.40	7.80	1.56
92	Sarpang	Sarpang	11.00	9.90	8.80	6.60	1.32
93	Sarpang	Class A1	9.00	8.10	7.20	5.40	1.08
94	Sarpang	Class A	5.82	5.24	4.66	3.49	0.70
95	Sarpang	Class B	4.37	3.93	3.49	2.62	0.52
96	Sarpang	Class C	2.91	2.62	2.33	1.75	0.35
97	Sarpang	Class D	2.70	2.43	2.16	1.62	0.32
98	Sarpang	Jigmecholling	5.00	4.50	4.00	3.00	0.60
99	Trashigang	Trashigang	9.00	8.10	7.20	5.40	1.08
100	Trashigang	Duksum	6.00	5.40	4.80	3.60	0.72
101	Trashigang	Class A	5.20	4.68	4.16	3.12	0.62
102	Trashigang	Class B	3.90	3.51	3.12	2.34	0.47
103	Trashigang	Class C	2.60	2.34	2.08	1.56	0.31
104	Trashigang	Class D	2.40	2.16	1.92	1.44	0.29
105	Trashigang	Trashigang	11.00	9.90	8.80	6.60	1.32
106	Trashigang	Rangjung	8.00	7.20	6.40	4.80	0.96
107	Trashigang	Class A	5.82	5.24	4.66	3.49	0.70
108	Trashigang	Class B	4.37	3.93	3.49	2.62	0.52
109	Trashigang	Class C	2.91	2.62	2.33	1.75	0.35
110	Trashigang	Class D	2.70	2.43	2.16	1.62	0.32
111	Trashigang	Kanglung Town	8.00	7.20	6.40	4.80	0.96
112	Trashigang	Khaling Town	7.00	6.30	5.60	4.20	0.84
113	Trashigang	Reserboo Town	6.00	5.40	4.80	3.60	0.72
114	Trashigang	Wamrong Town	6.00	5.40	4.80	3.60	0.72
115	Trongsa	Trongsa	11.00	9.90	8.80	6.60	1.32
116	Trongsa	Kuengarabten	6.00	5.40	4.80	3.60	0.72
117	Trongsa	Class A	5.82	5.24	4.66	3.49	0.70

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118	Trongsa	Class B	4.37	3.93	3.49	2.62	0.52
119	Trongsa	Class C	2.91	2.62	2.33	1.75	0.35
120	Trongsa	Class D	2.70	2.43	2.16	1.62	0.32
121	Trongsa	Taktse	4.00	3.60	3.20	2.40	0.48
122	Tsirang	Tsirang	12.00	10.80	9.60	7.20	1.44
123	Tsirang	Mendrelgang	6.00	5.40	4.80	3.60	0.72
124	Tsirang	Class A	6.47	5.82	5.18	3.88	0.78
125	Tsirang	Class B	4.85	4.37	3.88	2.91	0.58
126	Tsirang	Class C	3.24	2.91	2.59	1.94	0.39
127	Tsirang	Class D	3.00	2.70	2.40	1.80	0.36
128	W Phodrang	Wangdue Phodrang	12.00	10.80	9.60	7.20	1.44
129	W Phodrang	Nobding	5.00	4.50	4.00	3.00	0.60
130	W Phodrang	Class A1	7.00	6.30	5.60	4.20	0.84
131	W Phodrang	Class A	6.47	5.82	5.18	3.88	0.78
132	W Phodrang	Class B	4.85	4.37	3.88	2.91	0.58
133	W Phodrang	Class C	3.24	2.91	2.59	1.94	0.39
134	W Phodrang	Class D	3.00	2.70	2.40	1.80	0.36
135	W Phodrang	Rurichu Town	4.00	3.60	3.20	2.40	0.48
136	Zhemgang	Zhemgang	7.00	6.30	5.60	4.20	0.84
137	Zhemgang	Panbang	6.00	5.40	4.80	3.60	0.72
138	Zhemgang	Class A	4.53	4.08	3.62	2.72	0.54
139	Zhemgang	Class B	3.40	3.06	2.72	2.04	0.41
140	Zhemgang	Class C	2.27	2.04	1.81	1.36	0.27
141	Zhemgang	Class D	2.10	1.89	1.68	1.26	0.25
142	Zhemgang	Tingtibi town	6.50	5.85	5.20	3.90	0.78
143	Thimphu	Thimphu	15.18	13.66	12.14	9.11	1.82
144	Thimphu	Khasadrapchu	11.00	9.90	8.80	6.60	1.32
145	Thimphu	Class A1	12.00	10.80	9.60	7.20	1.44
146	Thimphu	Class A	10.00	9.00	8.00	6.00	1.20
147	Thimphu	Class B	7.50	6.75	6.00	4.50	0.90
148	Thimphu	Class C	5.00	4.50	4.00	3.00	0.60
149	Thimphu	Class D	3.50	3.15	2.80	2.10	0.42
150	Thimphu	Hontsho	8.00	7.20	6.40	4.80	0.96