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# Government Housing Programs Tax Concessions Guide

Revenue Department, Ministry of Finance  
Published July 1st, 2021

These guidelines will provide for Customs Duty-free importation and local purchases of selected items for the construction of a dwelling home for first-time homeowners approved for a Government service lot. This Exemption is granted under the provision of the Access to Affordable Homes Act and applies to the following items:

- Materials necessary for the building of a single dwelling or multi-family home
- Furniture & Appliances
- Real Property Tax - Exempted 5 years from the date of Occupancy Certificate

A Certificate outlining the approved items will be sent via a follow-up email from the Ministry of Finance. This Certificate will be presented to the Bahamas Customs Department for the clearing of goods; the Department of Inland Revenue for Real Property Tax exemption; and local vendors for purchases. (The exemption applies to local and international purchases) participating in the “Duty-Free” program.

**Please Note:** An approval from the Department of Housing and the Office of The Prime Minister, must be received before applying for this exemption.

Applicants are eligible to apply for the affordable home exemption if they meet the following requirements:

### **Nationality**

Bahamians Citizens who are 18 years or older (local and abroad)

### **Exemption Period**

An applicant has up to 2 years to claim approved concessions from the date of approval by the Minister.

The dwelling home shall be completed and furnished within 2 years from the date of approval by the Minister and receipt of the occupancy certificate from the Ministry of Public Works.

### **Frequency of Application**

Applicants can only apply once (one time only) for the building and electrical supplies on the initial application.

Furniture and appliance concessions will be approved upon receipt of an occupancy certificate.

The value and quantum of the supplies, furniture, appliances, etc. for which applications are made must be subject to the dimensions of the house under construction. Persons are not permitted to bring in supplies, materials, and furniture that will not be used for construction or used within the specific house for which the application is made.

## **Supporting Documents**

Individuals must provide the following support documents:

- Valid Passport or voters card
- Copy of National Insurance Card
- Copy of Invoice(s) or Quote
- Government Land approval letter
- Stamp or certification from the Department of Housing
- Architectural plan for verification of supplies
- Copy of location/Site plan - Department of Housing)
- Value of furniture and appliances equal the number of rooms, e.g. 3 bedroom suites, appliances, e.g. 1 stove and fridge per household.

They are subject to inspections and review.

Once approved, the applicant can then present the exemption document (certificate) to the Bahamas Customs Department.

## **Rejection**

If rejected the applicant is required to pay the normal duties stipulated by the Bahamas Customs Department and the Department of Inland Revenue (DIR).

## **Terms and Conditions**

Incomplete applications have up to 30 days after submission to update the system with relevant information.

Providing false or misleading information – or using exemptions for purposes other than applied for – will lead to prosecution, related fines, and criminal penalties.