

# FIXED PROPERTY & CITY PLANNING TAX

All individuals or legal entities that own land plots or houses in the city as of January 1st of each year must pay the fixed property tax. For assets located in urban zones (those with many residential and commercial facilities), you will also need to pay the city planning tax.

令和 年度 固定資産税・都市計画税 納税通知書

〇課税の内訳は、課税明細書(2~4ページ)をご覧ください

**SAMPLE**

Ward Name

Total amount of fixed property and city planning taxes for the entire year

Tax amounts (four installments)

Pay-by dates

区分	固定資産税	都市計画税
土地課税標準額	円工	円
家屋課税標準額	円オ	円
合計課税標準額	円カ+イ	円カ+エ+オ
税額	A×14% (税割)	円キ+カ×3% (税割)
納付年税額	円ク	円

納付年税額はすでに下の額を軽減・猶予しています(円)

〇上記の額は、軽減又はあふ分計算後の額を表示しています。  
〇市税の納付場所(取扱金融機関)は納付書裏面に記載しています

期別	第1期	第2期	第3期	第4期
各期の税額	円	円	円	円
納期限	令和 年 月 日			

When contacting our office, please provide this number and tell us the name of your ward.

\*Wards in Kobe City:

中央 (Chuo)	兵庫 (Hyogo)	西 (Nishi)
東灘 (Higashinada)	灘 (Nada)	北 (Kita)
長田 (Nagata)	須磨 (Suma)	垂水 (Tarumi)

## [ABOUT THE TAX PAYMENT PROXY]

Individuals or legal entities that are obligated to pay municipal taxes but do not have a valid residential or business address in Kobe city should appoint a tax payment proxy, who will carry out tax-related procedures on their behalf. This person will receive your tax notices and then pay your taxes instead of you. If you would like to appoint or change a tax payment proxy, please fill out the following form and mail it to the address provided below.

[URL] <https://www.city.kobe.lg.jp/a03858/engkotei.html#proxy>

Contact information for the department in charge of fixed property and city planning tax:

E-mail	MAILING ADDRESS
koteishisanzeika@office.city.kobe.lg.jp	Kobe City Fixed Property Tax Division Shin-Nagata Government Office, 4F 5-1-32 Futaba-cho, Nagata-ku, Kobe 653-0042

# HOW TO PAY FIXED PROPERTY & CITY PLANNING TAXES

## 1. DOMESTIC BANK TRANSFER

If you set up a bank transfer, your taxes will be automatically withdrawn from your bank account in Japan.

## 2. CASHLESS PAYMENTS

You can always pay these taxes on your computer, smartphone or tablet device using one of the following options:

- ⊕ Payment apps: LINE Pay bill payment, PayPay bill payment, PayB, Rakuten Bank Convenience Store Payment Service
- ⊕ Credit cards
- ⊕ Internet banking

## 3. USING YOUR TAX INVOICE

A tax invoice will be mailed to you along with your tax notice.

This tax invoice can be used at:

- ⊕ Banks, post offices and convenience stores
- ⊕ Shin-Nagata Government Office etc.



## PLEASE NOTE THAT:

- If you choose to pay using a credit card or internet banking, you will be charged a transaction fee on top of your taxes.
- If there is no barcode on your invoice, you cannot pay at convenience stores or use the payment apps.
- If you require a receipt, please pay at a bank, post office or convenience store.
- Your invoices will feature two separate deadlines, a “pay-by” (納期限) date and a “valid-by” (取扱期限) date. Only banks and post offices will be able to accept your invoices after the valid-by date. If you would like us to issue a new invoice for you, please contact us at the following E-mail:

E-mail	MAILING ADDRESS
syuno-kanri@office.city.kobe.lg.jp	Kobe City Tax Collection Management Division Shin-Nagata Government Office, 5F 5-1-32 Futaba-cho, Nagata-ku, Kobe 653-0042