Good To Know

- **Rebates need 100% payment** of all dues — not on part-payments.
- **Wrong declaration:** 2× the tax evaded, plus 1.5%/month interest.
- **Late payment:** 1.5% interest per month (or part thereof).

Do It All Online

No office visit needed. Assess, calculate, pay and track your property tax entirely online at:

property.ulbharyana.gov.in

Scan to open the Tax Calculator

Work out your exact Capital Value, Tax Rate, Usage Factor & final tax — instantly.

This Policy Replaces 2013

Old (2013) rates are payable only for one month from this notification; after that, this new system applies. Already paid? You're unaffected till FY 2026–27.

Issued in public interest by ____________________ — summarising Haryana's new property tax policy, 2026 (in supersession of the notification dated 11th October, 2013). Full text at **property.ulbharyana.gov.in**.

How Is Your Property Tax Calculated?

Step 1 — Capital Value

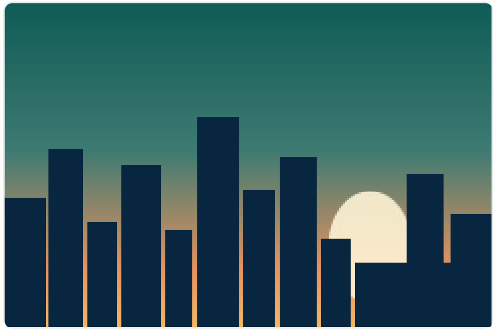
Property Type	Capital Value Formula
Most properties	Plot Area × Collector Rate × Floor Factor
Apartments / Flats	Carpet Area × Collector Rate
Independent Floors	Plot Area × Collector Rate

Floor Factor: 1 for ground floor only; add 0.25 for every additional floor built, including the basement.

Step 2 — Your Property Tax

PROPERTY TAX = CAPITAL VALUE × TAX RATE × USAGE FACTOR

Tax Rate: fixed % by city category (see rate panel). Usage Factor: a multiplier set by your property's type & size, applied on top — check yours with the online calculator.



Your town, your tax — funding the services you see every day.

GOVT. OF HARYANA

MC LOGO

GOVERNMENT OF HARYANA

Know Your Property Tax

A citizen's guide to the new 2026 property tax policy — rates, exemptions & rebates in your town or city

A1 A2 B C

____

____________________, Government of Haryana

Every town/city in Haryana falls into one of **4 tax categories** — A1, A2, B and C — based on its municipal status.

Tax Rates

Full Exemptions

Rebates & Cap

Why This Matters

The property tax you pay funds roads, drainage, street lighting, waste collection and other civic services in your own town or city.

Your City Category & Tax Rate

A1 Faridabad, Gurugram & Manesar (Corporations)
A2 Ambala, Hisar, Karnal, Panchkula, Panipat, Rohtak, Sonipat & Yamunanagar (Corporations)
B All Municipal Councils
C All Municipal Committees

Annual Property Tax Rate, applied to your **Capital Value**:

RESIDENTIAL

Category	Tax Rate
A1	0.0300%
A2	0.0290%
B	0.0280%
C	0.0270%

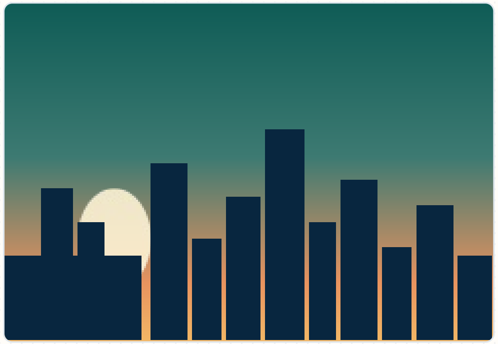
NON-RESIDENTIAL (incl. special categories)

Category	Tax Rate
A1	0.10%
A2	0.09%
B	0.08%
C	0.07%

Your municipality may notify its own rate within the limits set by the policy.

Your final tax = Capital Value × this Tax Rate × the Usage Factor for your property type (see inside flap).

Residential
Non-Residential



Property tax funds the roads, water & lighting in your neighbourhood.

Full Exemptions 100% WAIVER

1. **Municipal properties** not given on lease/rent. (Leased/rented portions are taxed at actual-use rates; the occupier is liable.)
2. **Orphanages, alms houses, cremation/burial grounds** (incl. animal disposal), **dharamshalas**, State Govt. educational institutions & government hospitals. (Commercial portions taxed normally.)
3. **Religious properties** (temples, churches, gurudwaras, mosques) — if serving the public free of charge and income used only for religious purposes, not private/caste benefit. (Non-religious-use portions taxed normally.)
4. **Land used exclusively for agriculture** (incl. land with tube-well electric fixtures).
5. **Defence & paramilitary families** — self-occupied house (serving/ex-personnel or spouse; families of the deceased), no other house in Haryana, self-residing, not let out. (Area cap: 250 sq.m.)
6. **Freedom fighters & war widows** — self-occupied house, same conditions as above.
7. **Gaushalas.** (Portions used commercially — other than for milk, dairy, organic fertiliser, Bio-CNG/biogas, cow dung & urine — taxed normally.)
8. **Charitable educational institutions, charitable hospitals & CWSN schools** — run by registered charitable trusts/societies, exempt under the Income Tax Act. (Commercial portions taxed normally.)
9. **Residential properties in a village's Lal Dora** — exempt for 5 years from inclusion in municipal limits, up to 3 floors (extendable).
10. **Free/unpaid parking.** (Paid parking is taxed.)

Not sure if you qualify? Self-certify online at **property.ulbharyana.gov.in** — no office visit needed.

Rebates PARTIAL WAIVER

1. **75% rebate** — residential properties in the Lal-Dora of existing villages.
2. **Up to 25% rebate** — pick whichever **one** benefits you most (they don't stack beyond 25%):
   1. 10% — clear all dues (incl. arrears) by 30th April of the assessment year.
   2. 5% — good taxpayer: paid on time for 3 consecutive years before the assessment year.
   3. 10% — group housing society with a working zero-waste management system (or a cluster of 50+ properties).
   4. 25% — residential property owned by a woman (proportionate if jointly owned).
   5. 10% — residential property owned by a person with 40%+ disability.

Rebates apply only on full (100%) payment of all dues, self-certified.

Your Bill Is Capped

If your new tax is higher than your existing tax, the increase is capped every year until the full new amount is reached:

RESIDENTIAL	
House upto 250 sq.m	1.25×
Flat upto 100 sq.m	1.25×
House >250–350 sq.m	1.5×
All other residential	2×

INDUSTRIAL	
Upto 500 sq.m	1.5×
500–2,000 sq.m	2×
2,000–5,000 sq.m	2.5×
Above 5,000 sq.m	3×

All other properties (commercial, institutional, etc.): capped at **3×** your existing tax. **Rented** portions attract an additional **0.25×** the otherwise-applicable rate.

Calculate Online
Pay Online
Self-Certify Rebate

All at **property.ulbharyana.gov.in**

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