

PARLIAMENT OF UGANDA



REPORT OF THE COMMITTEE ON FINANCE, PLANNING AND ECONOMIC DEVELOPMENT ON THE STAMP DUTY (AMENDMENT) BILL, 2025

Office of the Clerk to Parliament

11th Parliament

May, 2025

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1.0 INTRODUCTION

The Stamp Duty (Amendment) Bill, 2025 was read for the First Time on 27th March, 2025 and referred to the Committee on Finance, Planning and Economic Development for consideration in accordance with Rule 135 (1) of the Rules of Procedure of Parliament.

The Committee scrutinised the Bill in accordance with Rule 135 (2), (3) and (4) of the Rules of Procedure and now begs to report.

2.0 OBJECT OF THE BILL

The object of the Bill is to amend Schedule 2 (items 5, 42 and 43) to the Stamp Duty Act, Cap. 339, to:

- provide for nil duty for agreements or memorandum of an agreement; and
- provide for nil duty on a mortgage deed or mortgage of a crop.

3.0 METHODOLOGY

While considering the Stamp Duty (Amendment) Bill, 2025, the Committee utilised the following methods;

3.1 Meetings

The Committee held meetings with the following entities;

- Ministry of Finance, Planning and Economic Development;
- Uganda Revenue Authority;
- PricewaterhouseCoopers;
- Certified Public Accountants of Uganda;

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- Private Sector Foundation Uganda;
- Uganda Manufacturers Association;
- Birungyi, Baraata and Associates; and
- American Chamber of Commerce, French Chamber of Commerce, British Chamber of Commerce and Netherlands Trade and Industrial Platform

3.2 Written submissions

The Committee received a written submission from the Attorney General.

3.3 Document review

The Committee reviewed and made reference to the following documents:

- Submissions from stakeholders;
- Explanatory notes on Stamp Duty from the MoFPED; and
- The Stamp Duty Act, Cap. 339

4.0 COMMITTEE OBSERVATIONS AND RECOMMENDATIONS

4.1 Certificate of Financial Implications

The Committee noted that the proposals contained in the Bill will support growth of the economy by easing the burden of businesses in complying with paying stamp duty on agreements and thus easing access to credit.

The Committee further noted that Government policy has been to eliminate any barriers on access to credit. Stamp duty on mortgages has been such a barrier and is now being removed.

The Committee observed that the loss in revenue will be UGX 18.30 billion, however, the benefits are expected to outweigh the loss.

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The MoFPED should have conducted an in-depth analysis of the quantitative benefits on the economy generally.

4.2 Nil duty for agreement or memorandum of an agreement

In accordance with the Stamp Duty Act, agreements or memorandum of an agreement except a sale-based financing agreement between the vendor or borrower and the person licensed to carry on Islamic financial business pays a stamp duty of Ugx 15,000.

Further, for mortgage deeds where a mortgagor gives power of attorney to collect rent or a lease of the property mortgaged and is deemed to give possession within the meaning of this item, the mortgagor is required to pay a Stamp Duty of 0.5%. For mortgage deeds where a collateral or auxiliary or additional or substituted security is given by way of further assurance where the principal or primary security is duly stamped, the stamp duty is UGX 15,000.

The Act also provides that for mortgage of a crop, the stamp duty is UGX 15,000.

The Committee observed that the removal of the UGX 15,000 stamp duty shall ease registration of agreements and memoranda.

The Committee recommends that the UGX 15,000 stamp duty on agreements or memorandum of an agreement should attract nil duty as proposed in the Bill.

4.3 Nil stamp duty for mortgage deeds and mortgage of a crop

The Committee observed that credit-related instruments attract stamp duty. This duty increases the cost of credit and reduces private sector borrowing which is vital for economic growth. To address this, the Government has

proposed a nil tax on mortgage deeds and mortgage of a crop in order to support access to affordable credit and promote business growth.

The Committee recommends that the 0.5% stamp duty on mortgage deeds and UGX 15,000 on mortgage of a crop should attract nil stamp duty as proposed in the Bill.

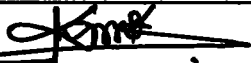
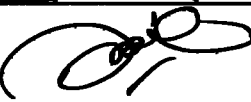
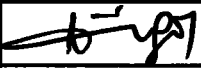





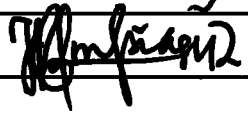
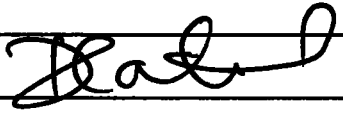

5.0 CONCLUSION

The Committee recommends that the Stamp Duty (Amendment) Bill, 2025 be passed without amendments.



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**COMMITTEE ON FINANCE, PLANNING AND ECONOMIC DEVELOPMENT –
ENDORSEMENT OF THE REPORT ON THE STAMP DUTY (AMENDMENT)
BILL, 2025**

NO	NAME	SIGNATURE
1.	HON. KANKUNDA AMOS K. (Chairperson)	
2.	HON. ALEPER MOSES (Deputy Chairperson)	
3.	HON. OGWAL MOSES GOLI	
4.	HON. DR. KUGONZA EMELY	
5.	HON. BATARINGANYA BASIL RWANKENE	
6.	HON. TAYEBWA HERBERT	
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12.	HON. WANDA RICHARD	
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41.	HON. DR. CHARLES AYUME	
42.	HON. MBABAZI JENNIFFER KYOMUHENDO	
43.	HON. DR. AGNES APEA	