



BNA LEGAL
LAWYERS WITH BUSINESS MINDSET



LEGAL NEWSLETTER



LEGAL UPDATES

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v Accounting – Taxation sector:

Decree No. 68/2026/ND-CP: On March 5, 2026, the Government issued Decree No. 68/2026/ND-CP providing regulations on tax policies and tax administration for business households (“HB”) and individual businesses (“IB”). The Decree introduces a landmark change regarding the taxable revenue threshold. Accordingly, HBs and IBs with an annual revenue of VND 500 million or less are exempt from Value Added Tax (VAT) and Personal Income Tax (“PIT”) (increased from the previous threshold of VND 100 million). Notably, the Decree requires operators of e-commerce platforms and other digital platforms featuring online ordering and payment functions to be responsible for withholding, declaring, and paying tax on behalf of HBs and IBs for each transaction involving the supply of goods or services. HBs and IBs must notify the tax authorities of all bank accounts related to their production and business activities. When calculating PIT, IBs with an annual revenue exceeding VND 3 billion are entitled to deduct actual business expenses supported by adequate invoices and vouchers, such as costs of raw materials, wages, salaries, bonuses, allowances, mandatory insurance and payments for insured employees, depreciation of fixed assets, interest on production and business loans, etc. The Decree takes effect from the date of signing (March 5, 2026).

Circular No. 18/2026/TT-BTC: On March 5, 2026, the Ministry of Finance issued Circular No. 18/2026/TT-BTC providing regulations on tax administration dossiers and procedures for business households and business individuals. The Circular provides detailed guidance on dossiers, procedures, and forms for revenue notification, tax declaration, tax payment, tax refund, notification of business locations, and the suspension or termination of business activities for HKDs and CNKDs as prescribed in the Law on Tax Administration 2019 and Decree No. 68/2026/ND-CP. The Circular takes effect from the date of signing.



Official Correspondence No. 1296/CT-NVT: On March 4, 2026, the Tax Department issued guidance on Personal Income Tax (PIT) finalization for the 2025 tax period and the implementation of new family relief deductions for 2026. For the 2025 tax finalization, the existing deduction rates still apply (VND 11 million/month for the taxpayer and VND 4.4 million/month for each dependent). The deadline for filing tax finalization dossiers for individuals finalizing directly with the tax authority is May 3, 2026 (due to the extended public holidays on April 30 and May 1). For the 2026 tax period, the new family relief deduction rates will officially come into effect: VND 15.5 million/month (VND 186 million/year) for the taxpayer and VND 6.2 million/month for each dependent. Notably, from 2026, the partially progressive tax tariff will be streamlined to



The Tax Department encourages individuals to use the eTax Mobile application to look up information and perform online tax finalization to save time and ensure accuracy. The Official Correspondence takes effect from the date of signing.

Natural Resources and Environment sector:



Decree No. 48/2026/ND-CP: On January 29, 2026, the Government issued a Decree amending and supplementing several provisions of Decree No. 08/2022/ND-CP to continue administrative procedure reform and support enterprises in sustainable investment. The Decree enhances decentralization to Provincial People's Committees in appraising Environmental Impact Assessment (EIA) reports and granting Environmental Licenses, thereby shortening processing times. Simultaneously, the document adjusts the list and classification criteria for projects with risks of environmental pollution and those with high-risk potential for negative environmental impacts. The Decree simplifies procedures for various projects and works: specifically, dust and exhaust gas treatment facilities with a capacity of less than 5,000 m³/hour are no longer required to undergo trial operation after being granted an environmental license. For projects or facilities featuring multiple dust and exhaust treatment works with similar

characteristic pollution parameters, technologies, and treatment equipment, state agencies shall only select the single work with the largest treatment capacity for monitoring and performance evaluation during trial operation inspections. Furthermore, the Decree supplements flexible consultation mechanisms in EIA for certain special public investment projects and clarifies the certification process for the Vietnam Ecolabel, creating favorable conditions for enterprises to develop green production and access markets with high environmental standards. The Decree takes effect from the date of signing (January 29, 2026).





Real Estate sector:

Decree No. 54/2026/ND-CP: On February 9, 2026, the Government issued a Decree amending and supplementing several regulations guiding the Law on Housing and the Law on Real Estate Business to simplify administrative procedures and clarify the legal framework for real estate business activities. The Decree promotes the digitalization of procedures by allowing the use of personal identification numbers or specialized codes in lieu of physical documents once national databases are interconnected. Simultaneously, it clearly stipulates the process for consulting the Ministry of National Defense and the

Ministry of Public Security when housing project developers intend to sell or lease-purchase housing to foreign organizations and individuals. It also supplements formulas for determining the rental and purchase prices of resettlement housing and social housing to ensure cost transparency; amends housing and income eligibility conditions for social housing support policies; and clarifies procedures and responsibilities when a real estate exchange terminates or suspends its operations. The Decree takes effect from February 9, 2026.

Construction sector:

Decree No. 70/2026/ND-CP: On March 9, 2026, the Government issued a Decree providing detailed regulations on several articles of the Law on Planning 2025, aiming to enhance discipline and efficiency in the formulation and implementation of planning. The Decree stipulates that the maximum timeframe for formulating national comprehensive planning is 24 months, while regional and provincial planning must be completed within 18 months, and the appraisal period shall not exceed 3 months. Simultaneously, the document clarifies the principles for resolving overlaps between different plans based on hierarchical priority and national interests. It also requires the public disclosure of planning dossiers on the national information system for at least 30 days to solicit community feedback. Furthermore, it standardizes the system of diagrams and maps, along with digitization requirements for integration into the National Database on Planning. The Decree takes effect from the date of signing (March 9, 2026).



Public Security and Fire Prevention sector:

Decree No. 58/2026/ND-CP: On February 13, 2026, the Government issued a Decree amending and supplementing regulations on security and order conditions for certain conditional business lines; the management and use of seals; the management and use of firecrackers; and providing detailed regulations on several articles and implementation measures of the Law on Residence and the Law on Identification. The Decree expands the list of business lines subject to security and order conditions to include cosmetic surgery services that utilize drugs, substances, or equipment for medical interventions on the human body (including surgery, procedures, and interventions involving injections, infusions, pumping, radiation, waves, cauterization, or other invasive techniques). These services aim to: alter skin color or body shape; increase or decrease weight; correct defects or reshape body parts; regenerate or restore cells, organs, or bodily functions; and perform tattooing, spraying, or embroidery on the skin that alters human appearance or identification features. The Decree allows enterprises to submit applications for the Certificate of Satisfaction of Security and Order Conditions online via the National Public Service Portal or the VNeID application, thereby reducing administrative paperwork. The document also stipulates that Security Guard Professional Certificates shall have a validity period of 05 years and supplements a definition to clarify the criteria for identifying a business as an establishment with foreign elements. The Decree takes effect from March 15, 2026.



Decree No. 69/2026/ND-CP: Issued on March 6, 2026, the Decree amends regulations on administrative penalties in the field of fire prevention, fighting (FPF), and rescue to enhance deterrence against operational safety violations. The Decree supplements several punishable cases regarding compulsory fire and explosion insurance, such as: failing to purchase compulsory insurance for all required insured objects. It also penalizes heads of establishments who perform FPF and rescue duties without a written notification of their professional training results in these areas. Furthermore, the Decree expands the sanctioning authority of the Chairmen of Commune-level People's Committees to a maximum of VND 25 million and introduces remedial measures, including the mandatory suspension of operations for 01 to 03 months, to rectify violations related to escape routes and fire separation. The Decree takes effect from April 20, 2026.



Corporate sector:

Decree No. 64/2026/ND-CP: Issued on February 28, 2026, the Decree provides detailed regulations on the enforcement of bankruptcy declaration decisions for enterprises and cooperatives under the Law on Rehabilitation and Bankruptcy, aiming to ensure transparent and efficient post-bankruptcy processes. The Decree clarifies the bankruptcy judgment enforcement mechanism and the coordination responsibilities of relevant agencies in verifying the conditions for implementing bankruptcy declaration decisions by involved parties, asset valuation, asset recovery and disposal, and the application of enforcement measures. It tightens the liquidation timeline by requiring any remaining funds to be deposited into the enforcement agency's account within 15 days. Furthermore, the Decree stipulates the procedure for selecting valuation organizations within 10 days and prioritizes public auctions. It also strengthens the supervision of Asset Trustees and asset management and liquidation enterprises through a quarterly reporting regime (once every 3 months). The Decree takes effect from March 1, 2026.





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