

Property Ownership Incentive Program Policy

Policy No: _____

Title: Property Ownership Incentive Program Policy

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Background

The Turks and Caicos Government (TCIG) is keen on promoting homeownership and providing an incentive to help those struggling to get on the property ladder or to protect the savings and equity that existing homeowners have painstakingly placed in their homes.

During the last country wide census, which occurred in 2012, it was noted that 11% of the Turks and Caicos Islands residents were homeowners. That equates to a total of 3,476 (out of a population of 31,458 at the time) who were homeowners - with or without a mortgage. Over the past years, the total number of homeowners in the TCI have changed, due to changes in the TCI economy and other contributing factors. The table below provides a breakdown of dwellings (including home ownership) by island in 2012.

Number of Dwellings by Type of Ownership and Island: 2012.

Island	Own with mortgage	Own without mortgage	Rent / Lease	Squatted	Other	Total
Grand Turk & Salt Cay	332	308	837	1	113	1,591
South Caicos	31	109	225	1	78	444
Middle Caicos	3	46	13	0	6	68
North Caicos	35	207	219	0	57	518
Providenciales	1063	1338	4632	193	353	7,579
Other Islands	0	4	7	0	87	98
Total	1,464	2,012	5,933	195	694	10,298

Based on the policy of the local banks, borrowers are expected to inject capital of at least a 10-20% of the value of the house they hope to buy or build. This is generally a significant sum of money for the average person, thereby leading to persons having to struggle to realize their dream of owning a “roof over their head”.

Additionally, as a result of the landfall of two major hurricanes in 2017, added stress was placed on both existing and potential residential property owners. Many financial institutions tightened their financial purse strings, and further restricted access to refurbishment or mortgage funding. This action contributed to further deterioration of the TCI housing stock, and to an increase in the number of derelict buildings, which has resulted in the decline of property values within country.

As such, to progress this initiative, the Turks and Caicos Islands Government (TCIG) will provide a Duty Waiver Program, applicable to all Turks and Caicos Islander Status Holders and BOTCs who are homeowners, or who are in the process of becoming a first-time homeowner.

This programme, and its incentives, will give Turks and Caicos Islanders and BOTCs a better opportunity to maintain or increase the equity in their existing homes, or to enter the housing market for the first time. The incentives will include either a combined reduction of up to \$50,000 in stamp duty and/or an import duty concession on building materials/appliances/furniture and fixtures. The \$50,000 that can be applied in part to Stamp Duty and/or Import Duty.

Goal

The Goal of the Government's new Homeowner's Policy is to provide Turks & Caicos Islander Status Holders and BOTCs (ages 18 years and above) the opportunity to purchase/build their first home or carry out the necessary refurbishments to their existing homes. This scheme will also help to "ensure that status holders of the Turks & Caicos Islands and BOTCs are able to benefit from the increase in real estate values (through the upkeep of their property) by allowing their existing homes to be brought up to any new Planning Codes that would have been implemented.

Import Duty Waiver for Existing Homeowners

To encourage the preservation of the country's housing stock, and to ensure that residents' homes are brought up to the Turks and Caicos Islands Planning codes, the TCIG offers exemption waivers for import duties on materials to be used in the renovation/maintenance of Residential Buildings. In the event that an owner needs to import materials to refurbish a residential building, the property owner can apply for this Duty Free Exemption for the residential building. All residential buildings registered to Turks & Caicos Islander Status Holders and British Overseas Citizens (BOTC) are eligible for exemption from import duties up to \$50,000 once every ten (10) years. The \$50,000 exemption must be drawn down within an eighteen (18) month period. Exemptions are not automatic and must be applied for.

Applicants are encouraged to apply for the relevant exemption prior to the item entering the Turks & Caicos Islands. Customs Processing Fee of 7.5% is applicable on all imports.

Eligibility For Existing Homeowners

To be eligible for the Homeowner's Import Duty Waiver the following conditions must be met:

- The Applicant or at least one of the applicants must be a Turks and Caicos Islander Status Holder or a British Overseas Citizen.
- The Applicant must be a natural person. Companies are prohibited from applying for this waiver.
- The Applicant/s must own a residential property for ten years or more.
- The Applicant/s must actually occupy the home, and the home is considered their legal residence for all purposes.
- Refurbishment or maintenance must be completed within 18 months of the application of the exemptions request.
- Items imported must be in line with the list outlined in appendix (ii).

Documents required for application of relief of Import Duty waiver for homeowners

1. Proof that the applicant(s) is/are Turks & Caicos Islander Status Holder or BOTC being, as relevant, documentary evidence as follows:

<u>Category</u>	<u>Documents Required</u>
<u>TCI Status;</u>	<u>Turks & Caicos Islander Status Card; OR</u>
<u>TCI Status</u>	<u>A certified copy of applicant's TCI birth certificate and a valid Government issued identification, along with a copy one or both parents' TCI Status Card; OR</u>
<u>TCI Status</u>	<u>A certified copy of applicant's TCI birth certificate and a valid Government issued identification, along with Islander Status Card/Island Status Certificate of one or both of his/her parents</u>
<u>a BOTC;</u>	<u>Copy of BOTC certificate along with a Government issued identification.</u>

2. If applying with a spouse, a certified copy of the Marriage Certificate is required.
3. A sworn affidavit (form attached). The affidavit must be signed by a Notary Public or Justice of the Peace and the applicant(s).
4. A certified copy of the Land Register Extract in respect of the property.
5. Invoice of items solely for the items to be used for the refurbishment of the registered residential building.
6. Applicants should provide good, clear photographs to describe the building or site and its surroundings before improvement.
7. A building permit and approval from the Turks and Caicos Islands Planning Board is required for any material change (modification, addition, demolition, etc.) to the exterior of a building.

AFFIDAVIT

IN SUPPORT OF AN APPLICATION TO THE MINISTRY OF FINANCE FOR AN IMPORT DUTY
WAIVER AS A TURKS & CAICOS ISLANDS HOMEOWNER

I/We (enclose names of all home owner applicants) _____

Presently residing at _____

Indicate Marital Status:- Single____Married____Divorced____Widow_____

P. O. Box_____hereby make oath and say as follows:

1. That I/we, _____
am/are home owners and reside at this property in Turks & Caicos Islands for ten years or more
2. I/We, am/are refurbishing property on section _____Block_____, Parcel
_____.
3. The current market value of the above-mentioned property is US\$ _____
4. I/We understand and accept that, in order to ensure the intended benefit of the scheme, if the property is sold within 5 years of the date of refurbishment, that I am/we are liable to pay the import duty that would have been payable but for the concession; and that an appropriate restriction will be entered regarding the 5-year time period on the Turks & Caicos Land Register.
5. To the best of my knowledge, I hereby certify that the above information is true and correct.

_____ signature(s) _____ date

_____ Work# _____ Home# _____ Cellular#

_____ Personal Email

SWORN TO BEFORE ME AT [ISLAND], TURKS & CAICOS ISLANDS

THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC/JUSTICE OF THE PEACE

DATE

Import Duty Waiver for Existing Homeowners in the event of a manmade or natural disaster

Every year, natural and manmade disasters victimize many citizens of the Turks & Caicos Islands. Floods, hurricanes, and fires, destroy homes. The financial losses can run into the thousands for homeowners that are already financially leveraged. In the event that an owner needs to import materials to assist with the restoration of a residential building, the property owner can apply for this Duty Exemption for the residential building. All residential buildings registered to Turks & Caicos Islanders and BOTCs are eligible for exemption from import duties up to \$50,000. The exemptions need to be applied for within one hundred and eighty (180) days of the occurrence of a national or manmade disaster, and it must be drawn down on within an eighteen (18) month period. Exemptions are not automatic, and they must be applied for. A list of exemptible items can be found in appendix (i). Applicants are encouraged to apply for the relevant exemption prior to the item entering the Turks & Caicos Islands. Customs Processing Fee of 7.5% is applicable on all imports.

Criteria for accessing this exemption

The exemption of import duties can be accessed providing the following defined natural or manmade disaster occurs:

- A Tropical Cyclone of category 2 and above, makes landfall on the island of residence of the applicant.
- The manmade disaster was not a result of intentional act/s of the property owner.

Eligibility for Existing Homeowners

To be eligible for the Property Ownership Incentive Program import duty waiver the following conditions will need to be met:

- The Applicant or at least one of the applicants must be a Turks and Caicos Islander Status Holder or BOTC.
- The Applicant must be a natural person. Companies are prohibited from applying for this waiver.
- The Applicant must own a residential property for ten years or more (copy of utility bill etc.)
- The Applicant must be occupying the home, and the home must be considered their legal residence for all purposes.
- Refurbishment or maintenance must be completed within 18 months of the application of the exemptions request.
- Items imported must be in line with the list outlined in appendix (ii).

Documents required for application of relief of Import Duty waiver for homeowners

1. Proof that the applicant(s) is/are Turks & Caicos Islander Status Holder or BOTC being, as relevant, documentary evidence as follows:

<u>Category</u>	<u>Documents Required</u>
<u>TCI Status;</u>	<u>Turks & Caicos Islander Status Card; OR</u>
<u>TCI Status</u>	<u>A certified copy of applicant's TCI birth certificate and a valid Government issued identification, along with a copy one or both parents' TCI Status Card; OR</u>
<u>TCI Status</u>	<u>A certified copy of applicant's TCI birth certificate and a valid Government issued identification, along with Islander Status Card/Island Status Certificate of one or both of his/her parents</u>
<u>a BOTC;</u>	<u>Copy of BOTC certificate along with a Government issued identification.</u>

2. If applying with a spouse, a certified copy of the Marriage Certificate is required.
3. A sworn affidavit (form attached). The affidavit must be signed by a Notary Public or Justice of the Peace and the applicant(s).
4. A certified copy of the Land Register Extract in respect of the property.
5. Invoice of items solely for the items to be used for the refurbishment of the registered residential building.
6. Applicants should provide good, clear photographs to describe the building or site and its surroundings before refurbishment.
7. A building permit and approval from the Turks and Caicos Islands Planning Board is required for any material change (modification, demolition, etc.) to the exterior of a building.

First Time Home Owners Exemptions

The process for a Turks and Caicos Islander Status Holder or BOTC of purchasing his/her first home can be daunting and expensive, and it will likely include many financial situations potential homeowners never encountered. The Turks & Caicos Islands Government offers a waiver, of up to \$50,000, on Stamp Duty and/or Import Duties on building materials/furniture/appliances specifically for first-time homeowners.

Import Duty Waiver for First-Time Home Owners

It is noted that within the Turks and Caicos Islander Status Holder or BOTCs are more inclined to acquire land and build their residence. Under the scheme Turks and Caicos Islander Status Holder or BOTC can apply for an import duty exemption on materials or appliances listed in appendix (i). All Turks & Caicos Islander Status Holders or BOTC, over the age of 18 years are eligible for exemption, from import duties, up to \$50,000, with the exemption needing to be drawn down within an eighteen (18) month period. The applicant may also be eligible for a waiver in stamp

duties as well. However, the combined exemption of stamp and import duties should not exceed \$50,000. Exemptions are not automatic and must be applied for.

Applicants are encouraged to apply for the relevant exemption prior to the items entering the Turks & Caicos Islands. Customs Processing Fee of 7.5% is applicable on all imports.

Eligible Turks & Caicos Islander Status Holders or BOTCs for Import Duty Waiver

To be eligible for the Property Ownership Incentive Program import duty waiver the following conditions must be met:

- The Applicant or at least one of the applicants must be a Turks and Caicos Islander Status Holder or BOTC.
- The Applicant must be a natural person. Companies are prohibited from applying for this waiver.
- The applicant must be 18 years or over.
- The construction is geared towards New Homes or property to be used as principal private residence. That is, Primary residence only, no investment properties.
- The construction should be the first residential property the applicant has constructed within the Turks and Caicos Islands.
- The Applicant has not benefited from an allowance regarding the Stamp Duty exemption outlined under the Homeowner’s Policy.
- If a joint purchase both parties must be first time buyers.
- Construction must be completed within 18 months of the application of the exemption request.
- The applicant cannot dispose of any of the goods imported under the import duty relief (through sale) within a five (5) year period.

Documents required for application of waiver of Import Duties

1. Proof that the applicant(s) is/are Turks & Caicos Islander Status Holder or BOTC being, as relevant, documentary evidence as follows:

<u>Category</u>	<u>Documents Required</u>
TCI Status;	<u>Turks & Caicos Islander Status Card; OR</u>
TCI Status	<u>A certified copy of applicant’s TCI birth certificate and a valid Government issued identification, along with a copy one or both parents’ TCI Status Card; OR</u>
TCI Status	<u>A certified copy of applicant’s TCI birth certificate and a valid Government issued identification, along with Islander Status Card/Island Status Certificate of one or both of his/her parents</u>
a BOTC;	<u>Copy of BOTC certificate along with a Government issued identification.</u>

2. If applying with a spouse, a certified copy of the Marriage Certificate is required. A certified copy of the Land Register extract in respect of the land that the building will be constructed on.
3. A valuation report and build of quantity of the propose construction.
4. Copies of invoices of materials, appliances, furniture or fixtures being imported.
5. A building permit and approval from the Turks and Caicos Islands planning board is required.

AFFIDAVIT

IN SUPPORT OF AN APPLICATION TO THE MINISTRY OF FINANCE FOR AN IMPORT DUTY
WAIVER AS A TURKS & CAICOS ISLANDS FIRST TIME HOMEOWNER

I/We (enclose names of all home owner applicants) _____

Presently residing at _____

Indicate Marital Status:- Single____Married____Divorced____Widow_____

P. O. Box_____hereby make oath and say as follows:

1. I/We, am/are constructing/refurbishing property on section _____Block _____,
Parcel_____.

3. The current market value of the above-mentioned property is US\$ _____

4. I/We understand and accept that, in order to ensure the intended benefit of the scheme, if the property is sold within 5 years of the date of construction/refurbishment, that I am/we are liable to pay the import duty that would have been payable but for the concession; and that an appropriate restriction will be entered regarding the 5-year time period on the Turks & Caicos Land Register.

5. To the best of my knowledge, I hereby certify that the above information is true and correct.

_____ signature(s) _____ date

_____ Work# _____ Home# _____ Cellular#

_____ Personal Email

SWORN TO BEFORE ME AT [ISLAND], TURKS & CAICOS ISLANDS

THIS DAY OF 20

NOTARY PUBLIC/JUSTICE OF THE PEACE

DATE

Stamp Duty Relief for First-Time Homeowners

All real estate transactions in the Turks and Caicos Islands (TCI) are subject to stamp duty at varying rates depending on the consideration of the transaction and the island on which the real estate is situated.

The legal authority for imposition of stamp duty is the Stamp Duty Ordinance - Chapter 19.05.

Stamp Duty rates were increased in July 2013 as a revenue increasing measure and the current rates as reflected in Head 3 - Conveyance on Sale” of Schedule 1 to the Stamp Duty Ordinance are summarized below:

Summary of Current Stamp Duty Rates (Effective 1 July 2013)

Island	Value of Consideration	Rate
Anywhere in the Turks and Caicos Islands	< \$25,000	0%
	> \$25,000 but ≤ \$100,000	\$5 for every \$100 (5%) or part thereof
Grand Turk, South Caicos, Middle Caicos, North Caicos and Salt Cay	> \$100,000	\$6.50 for every \$100 (6.5%) or part thereof
	> \$25,000 but ≤ \$250,000	\$6.50 for every \$100 (6.5%) or part thereof
Elsewhere in the Turks and Caicos Islands	> \$250,000 but ≤ \$500,000	\$8 for every \$100 (8%) or part thereof
	> \$500,000	\$10 for every \$100.00 (10%) or part thereof

Under the Property Ownership Incentive Program, relief of stamp duty of a maximum of \$50,000, would apply where the buyer is a Turks & Caicos Islander Status Holder and BOTCs, buying a home for the first time and intends to occupy the property as his/her principal place of residence. The applicant may also be eligible for a waiver of import duties as well. However, the combined exemption of Stamp and Import duties cannot exceed \$50,000. The waivers cannot be applied or combined with stamp duty exemptions on property from the TCIG.

Eligible Turks & Caicos Islander Status Holders or BOTCs for Stamp Duty relief

To be eligible for the Property Ownership Incentive Program, the following conditions must be met:

- The Applicant or at least one of the applicants must be a Turks and Caicos Islander Status Holder or BOTC.

- The Applicant must be a natural person. Companies are prohibited from applying for this waiver.
- The applicant must be 18 years or over.
- The purchase is geared towards new property only for use as principal private residence. That is, Primary residence only, no investment properties.
- The property should be the first property or land the applicant has acquired in the Turks and Caicos Islands.
- If a joint purchase both parties must be first time buyers.
- The exemption is prohibited from being applied or combined with stamp duty exemptions on Government acquired property.
- The property could be in the form of land, property (eg. Condominium or House). Apartment complexes or commercial buildings would not qualify for this exemption.

Documents required for application of relief of Stamp Duty

1. Proof that the applicant(s) is/are Turks & Caicos Islander Status Holder or BOTC being, as relevant, documentary evidence as follows:

<u>Category</u>	<u>Documents Required</u>
<u>TCI Status;</u>	<u>Turks & Caicos Islander Status Card; OR</u>
<u>TCI Status</u>	<u>A certified copy of applicant’s TCI birth certificate and a valid Government issued identification, along with a copy one or both parents’ TCI Status Card; OR</u>
<u>TCI Status</u>	<u>A certified copy of applicant’s TCI birth certificate and a valid Government issued identification, along with Islander Status Card/Island Status Certificate of one or both of his/her parents</u>
<u>a BOTC;</u>	<u>Copy of BOTC certificate along with a Government issued identification.</u>

2. If applying with a spouse, a certified copy of the Marriage Certificate is required.
3. A sworn affidavit (form attached). The affidavit must be signed by a Notary Public or Justice of the Peace and the applicant(s).
4. A certified copy of the Land Register Extract in respect of the property to be purchased (should be enclosed within valuation report).
5. A valuation report obtained within the last 6 months from an approved valuation surveyor, confirming the current market value of the property.
6. A copy of the Offer to Purchase/Purchase Agreement for the property.

AFFIDAVIT

IN SUPPORT OF AN APPLICATION TO THE MINISTRY OF FINANCE FOR A STAMP DUTY CONCESSION AS A FIRST TIME TURKS & CAICOS ISLANDS PROPERTY BUYER

1/We (enclose names of all mortgage applicants) _____

Presently residing at _____

Indicate Marital Status:- Single ___ Married ___ Divorced ___ Widow ___

P. O. Box _____ hereby make oath and say as follows:

2. That I/we, _____ am/are first-time Turks & Caicos Islands property buyer(s)

I/We, am/are purchasing registration section _____ Block _____, Parcel _____, for the purpose of my/our first owner-occupied home or where land only, for the purpose of the construction of my/our first owner - occupied home.

3. The current market value of the above-mentioned property is US\$ _____

4. I/We understand and accept that, in order to ensure the intended benefit of the scheme, if the property is sold within 5 years of the date of purchase, that I am/we are liable to pay the stamp duty that would have been payable but for the concession; and that an appropriate restriction will be entered regarding the 5-year time period on the Turks & Caicos Land Register.

_____ signature(s) _____ date

_____ Work# _____ Home# _____ Cellular#

_____ Personal Email _____ Mortgage Agent's Email (if applicable) _____ Legal Representative's Email (if applicable)

SWORN TO BEFORE ME AT [ISLAND] , TURKS & CAICOS ISLANDS

THIS DAY OF 20

_____ NOTARY PUBLIC/JUSTICE OF THE PEACE _____ DATE

Approval Process

Applicants must submit an application to the Ministry of Finance containing pertinent data, details of the proposed refurbishment project (for existing Homeowners only), detailed quantity of materials estimate, the relevant prescribed form, and approved building permission.

Once all information is received, the Ministry of Finance will conduct a due diligence on the applications. Within two weeks the Ministry of Finance will notify the applicant in writing of its decision on the application. If successful, applicant(s) will be notified and provided with an Exemption Letter in the prescribed form for execution.

Additionally, all exemptions will be published in the Turks & Caicos Islands Government Gazette. Estimated time for completion would be four (4) weeks for applicants.

Timeline for Completion

Any recipient of a homeowner incentive would be required to complete the project within eighteen months (18) from the date of receiving the exemption letter. If extenuating circumstances beyond the applicant's control occurs, or the size and complexity of a project requires that the timeline be extended, applicants should submit a formal request to the Ministry of Finance, Investment & Trade, via the tcihomeapp@gov.tc email address, requesting an extension of the exemption.

Requests would be considered under the following circumstances:

- Impact due to delays in the Supply Chain.
- Delays caused by lending institution.
- Acts of God.

If the extension is approved, the applicant(s) will be granted an additional 6 months to utilize the remaining portion of the exemption.

Appendix (i)

List of materials/ appliances/furniture and fixtures that qualify for import duty relief for First Time Home Owners

GENERAL CONSTRUCTION/BUILDING MATERIAL

Concrete blocks
Sheet rock Aggregate/Fill Material/Asphalt Reinforcement bars
Cement Lumber/Construction plywood
Structural steel and sheets
Fasteners (screws, nails, bolts)
Zinc sheets and other roofing material
Electrical conduits, boxes, fixtures, wires, etc.
Plumbing pipes, fittings and fixtures (eg. valves, faucets, toilets, shower heads, drain stoppers and basins of your plumbing system)
Finishing materials (lead free paint, shore coat, etc.)
Hurricane Impact Windows and doors
Hurricane straps
Floor finishes (tiles, stain, varnish, etc.)
Hurricane shutters
Water/sewerage pumps and tank
Roof Sealant
Mechanical Sewage plant
Gray Water Holding tanks
Boundary Fence Materials
Complete solar generated power system (solar panels, panel mounting brackets, inverter, storage capacity/batteries and connecting wiring)
Landscaping Supplies
Backup Generators
Fire Safety Appliances
Propane Tanks

FURNITURE

Sofa
Love seat
Accent Chairs
Nightstands
Bed frame
Bed headboard

Bed footboard
Bed Railing
Chest (the Chester drawers)
Dining room table
Dining room chairs
Mattress
Box spring
Dresser
Cocktail table
Sofa table
End tables
Kitchen Cabinets (excluding counter tops)
Energy Efficient Toilets
Energy Efficient Toilets

APPLIANCES

Stoves (Energy efficient)
Refrigerators (Energy Efficient)
Air Condition System (Energy Efficient and Solar)
Tankless Water Heaters
Water/Cistern Pumps

Appendix (ii)

List of materials and fixtures that qualify for import duty relief for Existing Home Owners

GENERAL CONSTRUCTION/BUILDING MATERIAL

Concrete blocks
Sheet rock Aggregate/Fill Material/Asphalt
Reinforcement bars
Cement Lumber/Construction
plywood
Structural steel and sheets
Fasteners (screws, nails, bolts)
Zinc sheets and other roofing material
Electrical conduits, boxes, fixtures, wires, etc.
Plumbing pipes, fittings and fixtures (eg. valves, faucets, toilets, shower heads, drain stoppers and basins of your plumbing system)
Finishing materials (lead free paint, shore coat, etc.)
Hurricane Impact Windows and doors
Hurricane straps
Floor finishes (tiles, stain, varnish, etc.)
Hurricane shutters
Water/sewerage pumps and tanks
Alternate energy systems
Roof Sealant
Kitchen Cabinetry (excluding counter tops)
Mechanical Sewage plant
Gray Water Holding Tanks
Boundary Fencing materials
Complete solar generated power system (solar panels, panel mounting brackets, inverter, storage capacity/batteries and connecting wiring)
Backup Generators
Fire Safety Appliances
Propane tanks

APPLIANCES

Stoves (Energy efficient)
Refrigerators (Energy Efficient)
Air Condition System (Energy Efficient and Solar)
Tankless Water Heaters
Energy Efficient Toilets

Appendix (iii)

List of materials/ appliances/furniture and fixtures that qualify for import duty relief for First Time Home Owners in the event of a Natural or Manmade Disaster

GENERAL CONSTRUCTION/BUILDING MATERIAL

Concrete blocks
Sheet rock Aggregate/Fill Material/Asphalt Reinforcement bars
Cement Lumber/Construction plywood
Structural steel and sheets
Fasteners (screws, nails, bolts)
Zinc sheets and other roofing material
Electrical conduits, boxes, fixtures, wires, etc.
Plumbing pipes, fittings and fixtures (eg. valves, faucets, toilets, shower heads, drain stoppers and basins of your plumbing system)
Finishing materials (lead free paint, shore coat, etc.)
Hurricane Impact Windows and doors
Hurricane straps
Floor finishes (tiles, stain, varnish, etc.)
Hurricane shutters
Water/sewerage pumps and tanks
Roof Sealant
Mechanical Sewage plant
Gray Water Holding tanks
Boundary Fence Materials
Complete solar generated power system (solar panels, panel mounting brackets, inverter, storage capacity/batteries and connecting wiring)
Landscaping Supplies
Backup Generators
Fire Safety Appliances
Propane Tanks

FURNITURE

Sofa
Love seat
Accent Chairs
Nightstands

Bed frame
Bed headboard
Bed footboard
Bed Railing
Chest (the Chester drawers)
Dining room table
Dining room chairs
Mattress
Box spring
Dresser
Cocktail table
Sofa table
End tables
Kitchen Cabinets (excluding counter tops)
Energy Efficient Toilets
Energy Efficient Toilets

APPLIANCES

Stoves (Energy efficient)
Refrigerators (Energy Efficient)
Air Condition System (Energy Efficient and Solar)
Tankless Water Heaters
Water/Cistern Pumps
Energy Efficient Toilets