Turkey's new investor residence permit and the 20-year foreign income tax exemption

A qualifying financial investment opens a route to a three-year or five-year residence permit in Turkey. If you also meet the separate tax eligibility conditions, your foreign-source income can benefit from 20 years of Turkish income tax relief.

01 / RESIDENCE PERMIT

Residence through investment from USD 150,000

Foreign investors planning to live in Turkey without working in the country now have a three-year or five-year residence option. Presidential Decision No. 11994, effective from 18 November 2026, also covers your foreign spouse and your or your spouse's minor or dependent foreign children. The investment amounts and holding periods are:

Minimum investment	Permit term	Required holding period
USD 150,000	**3 years**	**18 months**
USD 200,000	**5 years**	**30 months**

The equivalent amount in another foreign currency is also accepted.

You can apply through any of four financial investment types, with no requirement to buy property:

Bank deposit. Hold your investment as a deposit with a bank operating in Turkey. Compliance is confirmed by the Banking Regulation and Supervision Agency (BDDK).

Government debt securities. Invest in Turkish government debt securities, with compliance confirmed by the Ministry of Treasury and Finance.

Investment fund units. Purchase units in a real estate investment fund or venture capital investment fund. Compliance is confirmed by the Capital Markets Board (SPK).

Private pension contributions. Contribute to an eligible private pension plan. The Insurance and Private Pension Regulation and Supervision Agency (SEDDK) confirms the contribution and continued participation requirements.

After the required holding period, withdrawal or redemption follows the product's maturity and exit terms. Returns and capital risk depend on the investment selected.

Address registration remains subject to the applicable rules. The Ministry of Interior will determine the application procedures and other details.

This permit provides for three or five years of residence and is excluded from the citizenship route under Article 12 of Law No. 5901. The 20-year tax exemption is a separate regime. Residence in Turkey during that period must be supported by a valid permit or another lawful status.

02 / TAX EXEMPTION

20 years of Turkish tax relief on foreign income

Individuals who become resident in Turkey on or after 1 January 2026 and meet the eligibility conditions can benefit from a 20-year Turkish income tax exemption on foreign-source income.

Income that may qualify

Subject to being treated as foreign-source under Turkish tax rules, qualifying income may include:

- Dividends and profit distributions from foreign companies.
- Interest on overseas bank accounts and bonds or notes issued by foreign issuers.
- Rental income from property abroad.
- Gains on the sale of foreign shares, fund units and other securities, or property abroad.
- Income from copyrights, patents and licensing rights exploited abroad.
- Personal income from business, agricultural or professional activities carried out abroad, and pay for work physically performed abroad.

Each income stream is assessed under the applicable source rules. For services, this includes where the activity is physically carried out.

Who can benefit

You must be resident in Turkey when you apply, with neither a Turkish domicile nor Turkish tax liability in the preceding three calendar years. Prior liability solely for rental income, investment income or capital gains is permitted. Tax residence is assessed separately from the permit, using the domicile or continuous stay of more than six months in a calendar year tests and statutory exceptions.

Application timing

Apply to the competent tax office for an exemption certificate by the end of the year in which you become resident. For November or December arrivals who establish tax residence, the deadline is the end of the following February. For example, qualifying November or December 2026 residents can apply by the end of February 2027.

Tax relief and simpler reporting

Your qualifying foreign income is exempt from both Turkish income tax and annual income tax reporting. It stays outside your return even if you file one for other income. Turkish-source income, including returns on the qualifying investment, remains subject to ordinary Turkish tax rules. If a beneficiary dies during the exemption period, transfers from that person to heirs attract a 1% Turkish inheritance tax rate where that tax applies.

Plan your move to Turkey with us

We review your income, investment preferences and intended move date to identify your application options. We prepare residence and tax exemption applications and coordinate the investment process and address registration. Contact us to discuss your plans.

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Sources: Presidential Decision No. 11994 (Official Gazette, 18.11.2026, No. 33434); Law No. 6458, Art. 31; Income Tax Law No. 193, Arts. 2, 4-5, 7, 70, 75, and Arts. 20/D and 80 (mükerrer); Law No. 7582, Arts. 2 and 4 (Official Gazette, 04.06.2026, No. 33270); General Communiqué No. 333 (Official Gazette, 04.07.2026, No. 33300); Inheritance and Gift Tax Law No. 7338, Art. 16; Turkish Citizenship Law No. 5901, Art. 12.

General information as at 18 November 2026. Individual circumstances require separate legal and tax advice.