



# **Secure Your Thailand Visa**

## **Guide**





# Why Thailand?

Thailand has long been a top destination for travelers, entrepreneurs, and retirees alike. With its mix of stunning landscapes, vibrant cities, and a welcoming culture, it's no surprise that many choose to stay long-term. **But what makes Thailand such an attractive place to live and do business?**

- **Affordable Cost of Living** - Compared to Western countries, Thailand offers a high quality of life at a fraction of the cost. Accommodation, food, and transportation are all budget-friendly, making it ideal for digital nomads, remote workers, and retirees.
- **Business and Tax Benefits** - Thailand provides various opportunities for entrepreneurs, including favorable tax structures and business-friendly policies.
- **Diverse Lifestyle Options** - Whether you prefer the fast-paced energy of Bangkok, the tropical beaches of Phuket, or the cultural charm of Chiang Mai, Thailand has something for everyone.
- **Strong Expat and Digital Nomad Community** – Thailand is home to a large international community, making it easy to network, find support, and integrate into the local lifestyle.
- **Flexible Visa Options** – Thailand offers multiple visa categories for tourists, business owners, retirees, and investors, allowing individuals to legally stay and build a life in the country.

If you're considering making Thailand your long-term home, understanding the visa options is crucial. In the following sections, we'll explore the **different types of visas available** and **how you can secure the right one for your needs**.



# Overview of Thai Visa Options

Thailand offers a variety of visa options tailored to different needs, whether you're a tourist, entrepreneur, retiree, or investor. Below is a brief overview of the **most common visa types**:

- **Tourist Visa (TR & STV)** – Short-term visa for travelers looking to explore Thailand for up to 60 or 90 days.
- **Education Visa (ED Visa)** – For those enrolled in language courses, university programs, or specialized training.
- **Long-Term Resident (LTR) Visa** – Offers a 10-year stay in Thailand for those who meet certain financial or professional qualifications.
- **Regular Retirement Visa** – Designed for individuals aged 50+ who wish to retire in Thailand.
- **Thai Elite Visa** – A long-term visa program offering exclusive benefits for high-net-worth individuals.
- **Destination Thailand Visa (DTV)** – Designed for Freelancers and Digital Nomads

Each visa type comes with different requirements, application processes, and benefits. In the following sections, we will go into detail about the most popular visas





# Long-Term Resident (LTR) Visa Categories

There are 4 subcategories of this visa:

- **Service Fee:** 108,000 Baht + 7% VAT (~3,200 USD +7% VAT)
- **Visa Fee:** 50,000 Baht (~1,500 USD)
- **Visa Validity:** 5 years (extendable for another 5 years)
- **Period of Stay:** 5 years (renewable for 5 more)
- **Open Thai Bank Account:** Yes
- **Wealthy Global Citizen:** For individuals purchasing a Thai condo valued between 500K to 1 million USD.
- **Wealthy Pensioner:** For those with regular passive income of 80,000 USD per year.
- **Work From Thailand:** For individuals employed by overseas companies, allowed to work remotely from Thailand, with an annual salary of 80,000 USD.
- **Highly Skilled Professional:** For individuals employed by a company in Thailand with a background in science and technology and an annual salary of 80,000 USD.





# Live Tax-Free in Thailand with the LTR Visa

In Thailand, anyone who spends 180 days or more in the country is considered a tax resident and must pay taxes on all income, both sourced from Thailand and abroad. The law has always required tax residents to pay taxes on any income, but a 1987 tax ruling allowed foreigners to avoid taxes on income brought into Thailand in a different year than it was earned. For example, income earned in 2023 and transferred in 2024 was not taxed.

However, this tax ruling was abolished at the end of 2023, meaning starting January 1, 2024, all income brought to Thailand, regardless of when it was earned, is subject to taxation. This change has significantly impacted both foreigners and Thai residents who were accustomed to living in Thailand with minimal tax obligations.

With the **LTR Visa**, you gain the **INCREDIBLE ADVANTAGE OF HAVING FOREIGN-EARNED INCOME TAX-FREE IN THAILAND**, offering significant savings compared to other visa types.



# LTR Visa: Wealthy Global Citizen

- **Processing time:** 30-60 working days
- **Visa validity:** 5-10 years
- **Required documents:**
  - a. Scanned copy of passport (all pages except blank pages)
  - b. Recent photo with a white background (taken within the last 6 months)
  - c. Applicant's email address
  - d. Applicant's phone number
  - e. Overseas address
  - f. Address in Thailand (if applicable)
  - g. Condo title deed and purchase agreement in Thailand, showing a price of at least 500,000 USD OR investment in Thai government bonds OR direct investment in companies registered in Thailand
  - h. Overseas investment account statement showing assets worth at least 500,000 USD OR property/land valued at 500,000 USD
  - i. Health insurance coverage for medical expenses in Thailand (at least 50,000 USD), valid for at least 10 months from submission





# LTR Visa: Wealthy Pensioner

- **Processing time:** 30-60 working days
- **Visa validity:** 5-10 years
- **Required documents:**
  - a. Scanned copy of passport (all pages except blank pages)
  - b. Recent photo with a white background (taken within the last 6 months)
  - c. Applicant's email address
  - d. Applicant's phone number
  - e. Overseas address
  - f. Address in Thailand (if applicable)
  - g. Minimum unearned or passive income\* of USD 80,000 / year at the time of application (Note that earned income and salaries WILL NOT be considered for the personal income requirement for wealthy pensioners)
  - h. **Unearned or passive income includes, but are not limited to pension, rental, realized capital gain, dividend, and interest payments**
  - i. In the case that unearned or passive income is lower than USD 80,000 but not lower than USD 40,000, the applicant is required to make additional investments of USD 250,000 combined in Thai government bonds OR direct investment in companies registered in Thailand OR Thai property
  - j. Health insurance coverage for medical expenses in Thailand (at least 50,000 USD), valid for at least 10 months from submission



# LTR Visa: Work-from-Thailand Professionals

- **Processing time:** 30-60 working days
- **Visa validity:** 5-10 years
- **Required documents:**
  - a. Scanned copy of passport (all pages except blank pages)
  - b. Recent photo with a white background (taken within the last 6 months)
  - c. Applicant's email address
  - d. Applicant's phone number
  - e. Overseas address
  - f. Address in Thailand (if applicable)
  - g. Minimum average personal income of USD 80,000 / year in the past two years
  - h. In the case that average personal income is lower than USD 80,000 but not lower than USD 40,000, the applicant must show additional documents as proof of qualification, i.e. a certificate for master's degree or higher
  - i. Have an employment contract with a public company listed on stock exchange or a private company that is operating for at least 3 years, with a minimum combined revenue of USD 150 million for the last 3 years
  - j. At least 5 years working experience during the last 10 years in a field relevant to current work position or field of expertise
  - k. Health insurance coverage for medical expenses in Thailand (at least 50,000 USD), valid for at least 10 months from submission



# LTR Visa: High-Skilled Professionals

- **Processing time:** 30-60 working days
- **Visa validity:** 5-10 years
- **Required documents:**
  - a. Scanned copy of passport (all pages except blank pages)
  - b. Recent photo with a white background (taken within the last 6 months)
  - c. Applicant's email address
  - d. Applicant's phone number
  - e. Overseas address
  - f. Address in Thailand (if applicable)
  - g. Minimum average personal income of USD 80,000 / year in the past two years. Applicants who are working for Thai government agencies are exempt from minimum personal income requirements for this visa type
  - h. In the case that average personal income is lower than USD 80,000 but not lower than USD 40,000, the applicant must show additional documents as proof of qualification, i.e. a certificate for master's degree or higher in **sciences and technology**
  - i. Employed by contract in either Thai or foreign company whose activities fall under the scope of the **targeted industries** OR the applicant must provide proof of expertise in the **fields specified by BOI**





- **Required documents:**

j. At least 5 years working experience during the last 10 years in specified targeted industries. Applicants with a PhD or higher degrees and applicants working for Thai government agencies, including public higher education institutes, research institutes, and specialized training institutes are exempt from this requirement

k. Insured under a health insurance covering a minimum of USD 50,000 OR currently receiving social security benefits in Thailand OR deposit and maintain at least USD 100,000 in bank account balance under the applicant's name for no less than 12 months





# Destination Thailand Visa (DTV)

This visa is ideal for freelancers or digital nomads. The visa allows a 6-month stay per trip, after which the holder must leave the country. Upon re-entry, they can stay for another 6 months.

- **Service Fee:** 28,000 Baht + 7% VAT (830 USD +7% VAT)
- **Visa Fee:** 10,000 Baht (~300 USD)
- **Visa Validity:** 5 years
- **Period of Stay:** 6 months per trip
- **Open Thai Bank Account:** TBC
- **Processing time:** 15-20 working days
  - We will create the visa account and submit the documents on behalf of the client. Once approved, they will receive an online visa via email.
- **Required documents:**
  - a. Scanned copy of passport (all pages except blank pages)
  - b. Recent photo with a white background (taken within the last 6 months)
  - c. Applicant's email address
  - d. Applicant's phone number
  - e. Overseas address
  - f. Address in Thailand (if applicable)
  - g. Proof of current location (e.g., driver's license, recent utility bills such as gas/electricity/water)
  - h. Overseas bank statement showing deposits of at least 500,000 Baht (~15,000 USD)



- **Required documents:**

- i. Employment contract (if employed by a private company and allowed to work remotely)
- j. Employment certificate, professional portfolio, CV, or presentation (for freelancers)
- k. Confirmation letter from a school or organization in Thailand, stating you will participate in their activity





# Regular Retirement Visa

This basic visa is for those over 50. It has fewer requirements compared to other visas. The applicant needs to deposit 800,000 Baht (~24,000 USD) in an overseas bank account. If client stays in Bangkok, we can assist with a 1-year extension (additional service fee of 30,000 Baht + 7% VAT (~900 USD + 7% VAT) and a visa fee of 5,700 Baht (~170 USD + 7% VAT). We will provide guidance on the necessary steps for the extension.

Please note, for certain nationalities, the officer may request a police clearance certificate, which the applicant must obtain from the relevant government agency in their country.

- **Service Fee:** 20,000 Baht + 7% VAT (~600 USD + 7% VAT)
- **Visa Fee:** 80 USD
- **Visa Validity:** 3 months
- **Period of Stay:** 3 months
- **Open Thai Bank Account:** Yes
- **Processing time:** 15-20 working days
  - We will create the visa account and submit the documents on behalf of the client. Once approved, they will receive an online visa via email.





- **Required documents:**

- a. Scanned copy of passport (all pages except blank pages)
- b. Recent photo with a white background (taken within the last 6 months)
- c. Applicant's email address
- d. Applicant's phone number
- e. Overseas address
- f. Address in Thailand (if applicable)
- g. Proof of current location (e.g., driver's license, recent utility bills)
- h. Overseas bank statement showing deposits of at least 800,000 Baht (~24,000 USD)
- i. Health insurance coverage for medical expenses in Thailand (at least 50,000 USD), valid for at least 10 months from submission





# Thailand Elite Visa

This Residency program is designed for wealthy foreigners who wish to stay in Thailand for an extended period while enjoying various exclusive access and privileges.

- **Visa / Membership fee:** see next site
- **Visa Validity:** 5-20 years (depending in package)
- **Period of Stay:** 1 year per entry
- **Open Thai Bank Account:** Yes
- **Processing Time:** 30-90 days (thereof 4-6 weeks for the background check)
- **Required documents:**
  - Completed Thailand Elite Visa application form
  - Signed PDPA Form
  - Scanned copy of passport (all pages except blank pages)
  - Recent photo with a white background (taken within the last 6 months)
  - Minimum passport validity is at least 12 months to start the Elite application

## Benefits

- Thailand Elite members can stay in Thailand without 90-day exits or visa runs.
- Thai Elite Visa holders can have a Thai Elite Staff handle their 90-day reporting for them.
- Thai Elite Visa holders get expedited immigration and passport control upon arrival in Thailand.
- Thai Elite Visa holders also enjoy benefits like airport transfers, free golf, spa treatments, annual health check-ups, and exclusive discounts on shopping, hotels, resorts, and dining.





# Thailand Elite Visa - Fees

TYPE	VISA VALIDITY PERIOD	VISA / MEMBERSHIP FEES IN THB (MAIN APPLICANT)
Bronze	5 years	650,000 (~20,000 USD)
Gold	5 years	900,000 (~27,000 USD)
Platinum	10 years	1,500,000 (~45,000 USD)
Diamond	15 years	2,000,000 (60,000 USD)
Reserve	20 years	5,000,000 (150,000 USD)





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