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## LEGAL UPDATE

June 2026

(01/06/2026 – 30/06/2026)



### News in focus

*Policies taking effect  
in July 2026*



### New legal documents

Remarkable among documents:

*Decree No. 200/2026/ND-CP of the Government  
regulates the offering and trading of privately  
placed corporate bonds in the domestic market  
and the offering of corporate bonds to the  
international market*

# A – News in focus

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## Several policies taking effect in July 2026

In July 2026, several notable new policies regarding wages, construction, and administration will officially come into effect.

In this legal update, **WIKI LEGAL** reveals several highlights on these remarkable policies.

## 1. INCREASE THE BASE SALARY TO 2,530,000 VND/MONTH

From July 1, 2026, Decree No. 161/2026/ND-CP dated May 15, 2026, stipulating the basic salary and bonus regime for officials, civil servants, public employees, and the armed forces, officially comes into effect. Accordingly, the basic salary increases from VND 2.34 million/month to **VND 2.53 million/month**. Those receiving salaries and allowances subject to this basic salary include:

- Officials and civil servants from the central level to the commune level as stipulated in Article 1 of the Law on Officials and Civil Servants;
- Public employees in public non-business units as stipulated in Article 1 of the Law on Public Employees;
- Individuals working under labor contracts in administrative agencies and public service units as stipulated in the Government Decree, who are eligible or have agreed in their labor contracts to apply salary classification according to Government Decree No. 204/2004/ND-CP dated December 14, 2004, on the salary regime for cadres, civil servants, public employees, and armed forces personnel;
- Individuals working within the staffing quota at associations that receive state budget funding as stipulated in Government Decree No. 126/2024/ND-CP dated October 8, 2024, on the organization, operation, and management of associations;
- Officers, professional soldiers, defense workers, defense civil servants, and contract workers of the Vietnam People's Army; Officers, non-commissioned officers receiving salaries, police workers, and contract workers of the People's Public Security. Personnel working in cryptographic organizations; non-commissioned officers and soldiers of the Vietnam People's Army; non-commissioned officers and conscripted soldiers of the People's Public Security; and part-time workers in villages and residential areas.

## 2. SHORTENING THE TIME REQUIRED TO ISSUE CONSTRUCTION PERMITS

From July 1, 2026 to February 28, 2027, Resolution 66.18/2026/NQ-CP on decentralization, reduction, and simplification of administrative procedures and business conditions issued by the Government officially takes effect. Specifically, the time limit for processing construction permit applications and adjustments to construction permits, as stipulated in Article 102.1.(e) of the Construction Law, is as follows:

- Within 10 working days from the date of receiving complete and valid documents for construction permit issuance (previously 20 days);
- Within 9 working days from the date of receiving complete and valid documents for construction permit adjustments (previously 20 days);
- Within 7 working days from the date of receiving complete and valid documents for issuance and adjustment of individual house construction permits (previously 15 days).

### 3. NEW REGULATIONS ON CONSTRUCTION INVESTMENT COST MANAGEMENT

From July 1, 2026, Decree No. 206/2026/ND-CP of the Government detailing the management of construction investment costs officially comes into effect. Accordingly, regarding the total construction investment cost, the Decree stipulates that the total construction investment cost is regulated in Article 75 of Construction Law No. 135/2025/QH15. The cost items in the total construction investment cost include:

- Compensation, support, and resettlement costs;
- Construction costs;
- Equipment costs;
- Project management costs;
- Construction consulting costs;
- Other costs, including necessary costs for implementing the construction investment project not included in the cost items specified above;
- Contingency costs, including contingency costs for unforeseen work and contingency costs for price fluctuations during the project implementation period.

### 4. PENALTIES FOR SHARING FALSE INFORMATION

From July 1, 2026, Decree No. 174/2026/ND-CP, which stipulates administrative penalties for violations in the fields of postal services, telecommunications, radio frequencies, electronic transactions, and information technology, will come into effect. Notably, Decree No. 174/2026/ND-CP stipulates fines ranging **from 30 to 50 million VND** for any of the following acts:

- Providing or sharing information that distorts history, denies revolutionary achievements, undermines national unity, insults religion, discriminates on the basis of gender, or discriminates racially, but does not yet warrant criminal prosecution;
- Disclosing information classified as state secrets, personal privacy secrets, and other secrets that do not yet warrant criminal prosecution;
- Providing or sharing false information that causes public panic, damages socio-economic activities, hinders the operation of state agencies or public officials, or infringes upon the legitimate rights and interests of other agencies, organizations, or individuals, but does not yet warrant criminal prosecution.
- In addition to monetary penalties, offenders are required to remove false or misleading information or information that violates the law; and are required to block accounts, community pages, community groups, or content channels due to the violation, etc.

## B – New legal documents



### Remarkable new legal documents (Enacted from June 1, 2026 – June 30, 2026)

| No.                    | Legal Documents                                                                                                                                                                                                                                                                                                                                                                                  |                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| ENTERPRISES            |                                                                                                                                                                                                                                                                                                                                                                                                  |                            |
| 1                      | Decree No. 200/2026/ND-CP of the Government regulates the offering and trading of privately placed corporate bonds in the domestic market and the offering of corporate bonds to the international market                                                                                                                                                                                        |                            |
|                        | Enactment Date: 05/06/2026                                                                                                                                                                                                                                                                                                                                                                       | Effective Date: 05/06/2026 |
| COMMERCE               |                                                                                                                                                                                                                                                                                                                                                                                                  |                            |
| 2                      | Decree No. 239/2026/ND-CP of the Government amends and supplements several articles of Decree No. 81/2018/ND-CP of the Government dated May 22, 2018, detailing the Law on Commerce regarding trade promotion activities, as amended and supplemented by Decree No. 128/2024/ND-CP of the Government dated October 10, 2024                                                                      |                            |
|                        | Enactment Date: 26/06/2026                                                                                                                                                                                                                                                                                                                                                                       | Effective Date: 26/06/2026 |
| TAXES - FEES - CHARGES |                                                                                                                                                                                                                                                                                                                                                                                                  |                            |
| 3                      | Decree No. 201/2026/ND-CP of the Government amends and supplements the export tax rates of certain items in the export tariff schedule according to the list of taxable items issued together with Decree No. 26/2023/ND-CP on the export tariff schedule, preferential import tariff schedule, list of goods and absolute tax rates, mixed tax rates, and import taxes outside the tariff quota |                            |
|                        | Enactment Date: 08/06/2026                                                                                                                                                                                                                                                                                                                                                                       | Effective Date: 23/07/2026 |
| 4                      | Decree No. 202/2026/ND-CP of the Government amends and supplements a number of articles of Decree No. 10/2022/ND-CP of the Government dated January 15, 2022, regulating registration fees                                                                                                                                                                                                       |                            |
|                        | Enactment Date: 08/06/2026                                                                                                                                                                                                                                                                                                                                                                       | Effective Date: 01/03/2027 |
| 5                      | Decree No. 245/2026/ND-CP of the Government extends the deadline for paying value-added tax, corporate income tax, personal income tax, and land rent                                                                                                                                                                                                                                            |                            |
|                        | Enactment Date: 27/06/2026                                                                                                                                                                                                                                                                                                                                                                       | Effective Date: 27/06/2026 |

| No.          | Legal Documents                                                                                                                                                                                                                                                                                                                    |                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| CONSTRUCTION |                                                                                                                                                                                                                                                                                                                                    |                            |
| 6            | Decree No. 206/2026/ND-CP of the Government provides detailed regulations on the management of construction investment costs                                                                                                                                                                                                       |                            |
|              | Enactment Date: 15/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 7            | Decree No. 207/2026/ND-CP of the Government provides detailed regulations on a number of articles of the Construction Law regarding quality management, construction execution, and maintenance of construction works                                                                                                              |                            |
|              | Enactment Date: 15/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 8            | Decree No. 209/2026/ND-CP of the Government detailing a number of articles and measures to implement the Construction Law on management of construction materials                                                                                                                                                                  |                            |
|              | Enactment Date: 15/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 9            | Decree No. 210/2026/ND-CP of the Government provides detailed regulations and guidance on the implementation of several articles of the Construction Law concerning construction contracts                                                                                                                                         |                            |
|              | Enactment Date: 15/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 10           | Decree No. 212/2026/ND-CP of the Government stipulates the conditions for construction activity capacity, information systems, and national databases on construction activities                                                                                                                                                   |                            |
|              | Enactment Date: 17/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 11           | Decree No. 217/2026/ND-CP of the Government provides detailed regulations on a number of articles of the Construction Law regarding the management of construction activities                                                                                                                                                      |                            |
|              | Enactment Date: 19/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 12           | Circular No. 32/2026/TT-BXD of the Minister of Construction provides detailed regulations on a number of articles of Decree No. 207/2026/ND-CP dated June 15, 2026 of the Government detailing a number of articles of the Law on Construction on quality management, construction execution and maintenance of construction works |                            |
|              | Enactment Date: 22/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |
| 13           | Circular No. 34/2026/TT-BXD of the Minister of Construction provides detailed regulations on a number of articles of Decree No. 207/2026/ND-CP dated June 15, 2026 of the Government detailing the classification of construction works for the purpose of managing construction activities                                        |                            |
|              | Enactment Date: 25/06/2026                                                                                                                                                                                                                                                                                                         | Effective Date: 01/07/2026 |



| No.          | Legal Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| CONSTRUCTION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
| 14           | Circular No. 36/2026/TT-BXD of the Minister of Construction provides guidance on some contents and methods for determining and managing construction investment costs                                                                                                                                                                                                                                                                                                 |                            |
|              | Enactment Date: 26/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                                            | Effective Date: 01/07/2026 |
| 15           | Circular No. 38/2026/TT-BXD of the Minister of Construction promulgating construction norms                                                                                                                                                                                                                                                                                                                                                                           |                            |
|              | Enactment Date: 26/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                                            | Effective Date: 01/07/2026 |
| 16           | Circular No. 40/2026/TT-BXD of the Minister of Construction guiding the determination of maintenance costs for construction works                                                                                                                                                                                                                                                                                                                                     |                            |
|              | Enactment Date: 26/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                                            | Effective Date: 01/07/2026 |
| 17           | Circular No. 41/2026/TT-BXD of the Minister of Construction on the management of quality of construction materials and products                                                                                                                                                                                                                                                                                                                                       |                            |
|              | Enactment Date: 26/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                                            | Effective Date: 01/07/2026 |
| ELECTRICITY  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
| 18           | Decree No. 243/2026/ND-CP of the Government amends and supplements several articles of Decree No. 57/2025/ND-CP of the Government dated March 3, 2025, stipulating the mechanism for direct electricity trading between renewable energy power generation units and large electricity consumers, and Government Decree No. 58/2025/ND-CP dated March 3, 2025, detailing several articles of the Electricity Law on the development of renewable energy and new energy |                            |
|              | Enactment Date: 26/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                                            | Effective Date: 26/06/2026 |

## 1. Direct electricity trading mechanisms officially take effect from June 26, 2026?

The Government issued Decree 243/2026/ND-CP amending Decree 57/2025/ND-CP regulating the mechanism for direct electricity trading between renewable energy power generation units and large electricity consumers, and Decree 58/2025/ND-CP guiding the Electricity Law on the development of renewable energy and new energy sources, effective from June 26, 2026. Direct electricity trading is the activity of buying and selling electricity carried out between renewable energy power generation units, large electricity consumers, and electricity retailers in regional and cluster models through the following forms:

**(1)** Direct electricity trading through a dedicated grid connection is the activity of concluding electricity purchase and sale contracts and receiving electricity directly through a dedicated grid connection between renewable energy power generation units, large electricity consumers, and electricity retailers in regional and cluster models as prescribed in Chapter II of Decree 57/2025/ND-CP, including:

- Electricity trading activities between renewable energy power generation units and large electricity consumers;
- Electricity trading activities between renewable energy power generation units and electricity retailers in regional and cluster models;
- Electricity trading activities between electricity retailers in zone and cluster models and large electricity consumers in cases where electricity retailers invest in renewable energy sources to sell electricity directly to large electricity consumers.

**(2)** Direct electricity trading through the national grid is the activity of concluding electricity purchase and sale contracts and electricity delivery between renewable energy power generation units, large electricity consumers, electricity retailers in zone and cluster models (excluding urban areas and free trade zones) and related units as prescribed in Chapter III of Decree 57/2025/ND-CP, including:

- Renewable energy power generation units selling all electricity produced on the spot electricity market of the competitive wholesale electricity market;
- Large electricity consumers and electricity retailers in zone and cluster models (excluding urban areas and free trade zones) signing forward electricity contracts with renewable energy power generation units;
- Large electricity consumers and electricity retailers in area and cluster models (excluding urban areas and free trade zones) sign electricity purchase and sale contracts with the Electricity Corporation and Electricity Company.

**(3)** Large electricity consumers and electricity retailers in area and cluster models that conduct direct electricity purchase and sale according to the regulations in (1) (2) can sign electricity purchase and sale contracts with the Electricity Corporation and Electricity Company to purchase electricity to meet electricity needs in accordance with other relevant laws.



### 2. Regulations on mandatory insurance in construction investment activities from July 1, 2026?

On June 22, 2026, the Government issued Decree 220/2026/ND-CP amending and supplementing several articles of Decree 67/2023/ND-CP regulating mandatory civil liability insurance for motor vehicle owners, mandatory fire and explosion insurance, and mandatory insurance in construction investment activities. This includes amendments to many new regulations on mandatory insurance in construction investment activities. Accordingly, investors are responsible for purchasing mandatory construction insurance during the construction period for the following projects:

- Projects with a significant impact on public safety and interests as stipulated by construction law;
- Construction projects with a high risk of adverse environmental impact or a high risk of adverse environmental impact as stipulated by environmental protection law;
- Large-scale projects with complex technical requirements as stipulated by construction law.

Regarding the minimum insurance amount, the following amendments apply:

- The minimum insurance amount for mandatory construction insurance during the construction period is the full value of the completed project, including all materials, labor costs, equipment installed in the project, transportation costs, taxes, other fees, and other items provided by the investor. The minimum insurance amount for construction during the construction period shall not be lower than the total value of the construction contract, including any adjustments or additions (if any);
- The minimum insurance amount is stipulated in the insurance contract. In case of a change in the minimum insurance amount due to an adjustment in the value of the construction project, the policyholder is responsible for informing the insurance company within 05 working days from the date of the adjustment in the value of the construction project or as agreed in the insurance contract.