WIKI LEGAL LLC

HANOI
7th Floor, HH Office, No. 293/15 Khuat Duy Tien Str., Dai Mo Ward, Hanoi
Website: www.wikilegal.vn
Email: admin@wikilegal.vn

HCM CITY
2nd Floor, H3 Building, 384 Hoang Dieu, Khanh Hoi Ward, HCM City
Website: www.wikilegal.vn
Email: hcm.office@wikilegal.vn

LEGAL UPDATE

July 2026

(01/07/2026 – 31/07/2026)

News in focus

Policies taking effect in August 2026

New legal documents

Remarkable among documents:

Decree No. 253/2026/ND-CP of the Government provides detailed regulations and measures for organizing and guiding the implementation of the Law on Personal Income Tax.

A – News in focus

Several policies taking effect in August 2026

In August 2026, several notable new policies regarding bidding, land, artificial intelligence and business will officially come into effect.

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

1. CLARIFYING CASES WHERE LAND-USE PROJECTS ARE EXEMPT FROM BIDDING

From August 21, 2026, Decree No. 274/2026/ND-CP detailing certain provisions and implementation measures of the Law on Bidding regarding the selection of investors for investment and business projects officially comes into effect. Accordingly, the Decree clarifies cases where bidding is not required for the selection of investors for projects using land. Specifically, Clause 5, Article 4 of the Decree clearly identifies three typical groups of cases exempt from bidding:

- Projects that are subject to land allocation or land lease where the law does not require auctioning of land use rights or bidding for investor selection.
- Projects that do not use state budget capital, where the state can reclaim the land but the investor chooses to negotiate the land use rights themselves and does not propose that the state reclaim the land.
- In cases where the person currently holding the land use rights proposes a project and the competent authority approves the investment policy and simultaneously approves the investor in accordance with the investment law, while the State does not carry out land reclamation.

2. AMENDING REGULATIONS ON PENALTIES FOR ADMINISTRATIVE VIOLATIONS IN THE FIELD OF LAND

From August 31, 2026, Decree 281/2026/ND-CP amending and supplementing several articles of Decree 123/2024/ND-CP dated October 4, 2024, regulating administrative penalties in the field of land, officially comes into effect. Specifically, the Decree adds Article 3a after Article 3, stipulating the principles for determining administrative violations in the field of land as follows:

- Administrative penalties in the field of land for administrative units of special zones recognized as urban areas according to the law, performing the corresponding tasks and powers of local government at the ward level, shall be applied at the same level as for ward-level administrative units; administrative penalties in the field of land for administrative units of special zones performing the corresponding tasks and powers of local government at the commune level shall be applied at the same level as for commune-level administrative units;
- When a husband and wife jointly own land, administrative penalties are applied as if the violation were committed by an individual.

Notably, Decree 281/2026/ND-CP amends and supplements point b, clause 2, and adds points p, q, r, and s after point o, clause 3, Article 4, to include remedial measures such as: requiring the restoration of the land to its original state before the violation; requiring the restoration of the original state of the administrative boundary markers; requiring the re-implementation of administrative procedures regarding land; and requiring the return of documents that have been erased, altered, falsified, or forged.

In addition, Decree 281/2026/ND-CP also amends and supplements some provisions in Articles 30 and 31 regarding the authority of the Chairman of the People's Committee at the commune level to impose penalties; and specialized inspection agencies.

3. LIST OF HIGH-RISK ARTIFICIAL INTELLIGENCE SYSTEMS

From August 15, 2026, Decision No. 33/2026/QD-TTg, promulgating the List of High-Risk Artificial Intelligence Systems, officially takes effect. The Decision clearly states that the list of AI systems identified as high-risk in the following fields includes: Education, ethnicity and religion, healthcare, banking, litigation, and transportation. Specifically:

- Education sector: AI systems providing self-learning content according to educational programs, using uncontrolled data sources; systems using AI to automatically check, evaluate results, and rank learners; systems using AI to monitor and analyze learner behavior;
- Healthcare sector: AI systems supporting surgery/surgical robots; AI systems supporting surgery/surgical robots (systems of machines, equipment, and robots using AI for automatic control);
- Banking sector: AI systems that automatically perform electronic transactions in banking operations; AI systems that automatically decide on credit granting; etc.

For AI systems listed in the Annex to this Decision that have been put into operation before August 15, 2026, the supplier and implementer are responsible for fulfilling their compliance obligations under the law on artificial intelligence according to the following schedule:

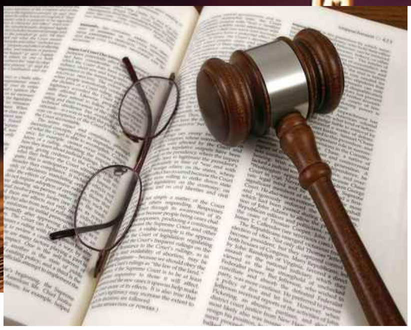
- Before September 1, 2027, for AI systems in the healthcare, education, and finance sectors.
- Before March 1, 2027, for AI systems in the remaining sectors in the List.

4. NEW REGULATIONS ON DUTY-FREE BUSINESS

From August 21, 2026, Decree No. 273/2026/ND-CP dated July 7, 2026, on duty-free goods business officially comes into effect. This Decree regulates customs management, customs procedures, customs inspection, and customs supervision of duty-free goods business activities.

The subjects to which this Decree applies include: Persons departing, transiting, and entering the country; persons entitled to privileges and immunities in Vietnam; crew members working on international seaports; passengers on international flights to and from Vietnam; enterprises meeting the legal requirements for duty-free goods business; customs authorities and customs officers; seaport and international civil airport business units, international railway stations; management boards of international land border economic zones, and units assigned to manage international land border gates; and organizations with rights and obligations related to duty-free sales business activities. Other state agencies in coordinating state management of duty-free business activities.

B – New legal documents



Remarkable new legal documents

(Enacted from July 1, 2026 – July 31, 2026)

No.	Legal Documents	
	LAND	
1	Decree No. 281/2026/ND-CP of the Government amends and supplements a number of articles of Decree No. 123/2024/ND-CP of the Government dated October 4, 2024, stipulating administrative sanctions for violations in the field of land	
	Enactment Date: 13/07/2026	Effective Date: 31/08/2026
	TAX	
2	Decree No. 252/2026/ND-CP of the Government provides detailed regulations and measures for organizing and guiding the implementation of the Law on Tax Administration	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
3	Decree No. 253/2026/ND-CP of the Government provides detailed regulations and measures for organizing and guiding the implementation of the Law on Personal Income Tax	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
4	Decree No. 254/2026/ND-CP of the Government provides detailed regulations and measures for organizing and guiding the implementation of the Law on Tax Administration No. 108/2025/QH15 on electronic invoices and electronic documents	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
5	Decree No. 255/2026/ND-CP of the Government regulates tax management for related-party transactions of enterprises with related-party relationships	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
6	Decree No. 291/2026/ND-CP of the Government amends and supplements several articles of Decree No. 125/2020/ND-CP of the Government dated October 19, 2020, regulating administrative sanctions for tax and invoice violations, as amended and supplemented by Decree No. 102/2021/ND-CP of the Government dated November 16, 2021, and Decree No. 310/2025/ND-CP of the Government dated December 2, 2025.	
	Enactment Date: 21/07/2026	Effective Date: 21/07/2026

No.	Legal Documents	
TAX		
7	Circular No. 86/2026/TT-BTC of the Minister of Finance stipulates the tax management for exported and imported goods	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
8	Circular No. 87/2026/TT-BTC of the Minister of Finance provides detailed regulations on a number of articles of the Law on Personal Income Tax and Decree No. 253/2026/ND-CP of the Government providing detailed regulations on a number of articles and measures to organize and guide the implementation of the Law on Personal Income Tax	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
9	Circular No. 89/2026/TT-BTC of the Minister of Finance provides detailed regulations on a number of articles of the Law on Tax Administration and Decree No. 252/2026/ND-CP of the Government providing detailed regulations on a number of articles and measures to organize and guide the implementation of the Law on Tax Administration	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
10	Circular No. 90/2026/TT-BTC of the Minister of Finance stipulates regulations on tax registration	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
11	Circular No. 91/2026/TT-BTC of the Minister of Finance stipulates a number of provisions of the Law on Tax Administration and Decree No. 254/2026/ND-CP of the Government detailing a number of provisions and measures to organize and guide the implementation of Law No. 108/2025/QH15 on electronic invoices and electronic documents	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
TRADE - INVESTMENT		
12	Decree No. 248/2026/ND-CP of the Government provides detailed regulations on a number of articles of the Law on E-commerce	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
13	Decree No. 274/2026/ND-CP of the Government provides detailed regulations on a number of articles and measures for implementing the Law on Bidding regarding the selection of investors to carry out business investment projects	
	Enactment Date: 07/07/2026	Effective Date: 21/08/2026
14	Decree No. 284/2026/ND-CP of the Government stipulates administrative penalties for violations related to crypto assets and the crypto asset market	
	Enactment Date: 16/07/2026	Effective Date: 01/09/2026

No.	Legal Documents	
TRADE - INVESTMENT		
15	Decree No. 288/2026/ND-CP of the Government amends and supplements a number of articles of Government Decree No. 122/2021/ND-CP dated December 28, 2021, stipulating administrative sanctions for violations in the field of planning and investment	
	Enactment Date: 21/07/2026	Effective Date: 21/07/2026
16	Decree No. 292/2026/ND-CP of the Government guiding the Law on Foreign Trade Management	
	Enactment Date: 22/07/2026	Effective Date: 05/09/2026
ENTERPRISE		
17	Decree No. 296/2026/ND-CP of the Government amends and supplements a number of articles of Government Decree No. 168/2025/ND-CP dated June 30, 2025 on business registration	
	Enactment Date: 23/07/2026	Effective Date: 23/07/2026
INSURANCE		
18	Decree No. 283/2026/ND-CP of the Government stipulates administrative penalties for violations in the fields of labor, social insurance, and Vietnamese workers going to work abroad under contract	
	Enactment Date: 15/07/2026	Effective Date: 10/09/2026
TECHNOLOGY		
19	Decree No. 260/2026/ND-CP of the Government provides detailed regulations and measures for the implementation of several articles of the Law on High Technology	
	Enactment Date: 30/06/2026	Effective Date: 01/07/2026
ENERGY		
20	Decree No. 272/2026/ND-CP of the Government provides detailed regulations and measures for organizing and guiding the implementation of Resolution No. 253/2025/QH15 dated December 11, 2025, of the National Assembly on mechanisms and policies for national energy development in the period 2026-2030	
	Enactment Date: 04/07/2026	Effective Date: 04/07/2026
21	Decree No. 278/2026/ND-CP of the Government amends and supplements a number of articles of Government Decree No. 72/2025/ND-CP dated March 28, 2025, stipulating the mechanism and time for adjusting the average retail electricity price	
	Enactment Date: 09/07/2026	Effective Date: 09/07/2026

C – Q&A

1. What are the basic terms and conditions of corporate bonds from June 5, 2026?

Based on Article 6 of Decree 200/2026/ND-CP, the basic conditions and terms of corporate bonds are as follows:

(1) Bond term: Determined by the issuing enterprise for each offering based on the enterprise's capital needs.

(2) Issuance value: Determined by the issuing enterprise for each offering based on the purpose and capital needs of the enterprise, in compliance with the provisions of Decree 200/2026/ND-CP and relevant laws.

For investment purposes, the issuance value must be based on the total investment amount approved by the competent authority; for debt restructuring purposes, the issuance value is based on the value of the restructured debt.

(3) Currency of issuance and payment of bonds:

- For bonds offered in the domestic market, the currency of issuance and payment of interest and principal is Vietnamese Dong;
- For bonds offered to the international market, the currency of issuance, interest payment, and principal payment of bonds is a foreign currency as stipulated in the issuing market and complies with the regulations of the law on foreign exchange management.

(4) Face value:

- Bonds offered in the domestic market have a face value of one hundred million (100,000,000) Vietnamese Dong or multiples of one hundred million (100,000,000) Vietnamese Dong;
- Bonds offered to the international market have a face value as stipulated in the issuing market.

(5) Bond form: Bonds are offered in the form of certificates, book entries, or electronic data. The issuing enterprise decides on the specific form of bonds for each offering as stipulated in the issuing market.

(6) Nominal interest rate of bonds:

- The nominal interest rate of bonds can be determined by one of the following methods: fixed interest rate for the entire bond term; floating interest rate; or a combination of fixed and floating interest rates;
- If the nominal interest rate is a floating interest rate or a combination of fixed and floating interest rates, the issuing entity must specify the reference basis for determining the nominal interest rate in the issuance plan and disclose this information to bondholders.

C – Q&A

1. What are the basic terms and conditions of corporate bonds from June 5, 2026?

- The issuer shall determine the nominal interest rate applicable to each offering of bonds, taking into account its financial condition and ability to meet its debt repayment obligations. The nominal interest rate of bonds issued by a credit institution in the domestic market must comply with regulations and laws governing interest rates applicable to credit institutions.

(7) The types of bonds shall be determined by the issuer in accordance with applicable regulations of law.

(8) The payment method for principal and interest of the bonds shall be determined by the issuer based on its funding needs and prevailing market practices in the relevant issuing market, and shall be disclosed to investors prior to the bond offering.

2. How have the regulations regarding the beneficial owners of businesses been amended and supplemented?

Decree 296/2026/ND-CP amended and supplemented regulations on beneficial owners of enterprises from July 23, 2026, specifically:

- The beneficial owner of a legally incorporated enterprise is one or more individuals who directly or indirectly own or ultimately control that enterprise in practice, excluding individuals representing state capital in the enterprise (hereinafter referred to as the beneficial owner of the enterprise). The beneficial owner is one or more individuals determined as follows:

(1) Individuals who directly or indirectly, or both directly and indirectly, own 25% or more of the charter capital or 25% or more of the total voting shares of the enterprise.

Indirect owners are individuals who own 25% or more of the charter capital or 25% or more of the total voting shares of the enterprise through other organizations or legal agreements.

In cases where a group of individuals with family ties as defined in Clause 22, Article 4 of the Enterprise Law, or under a contract, jointly own directly or indirectly, or both directly and indirectly, 25% or more of the charter capital or 25% or more of the total voting shares of the enterprise, the enterprise shall determine that these individuals are beneficial owners of the enterprise.

For a partnership, all partners are beneficial owners of the enterprise regardless of their proportion of charter capital contribution or voting rights in the enterprise.

C – Q&A

2. How have the regulations regarding the beneficial owners of businesses been amended and supplemented?

(2) If an individual does not meet the criteria specified in (1), or there is evidence to suggest that the individual identified according to the criteria specified in (1) is not a beneficial owner of the enterprise, the enterprise shall determine the beneficial owner through other methods in accordance with the law or in practice. Control shall be exercised through one or more of the following rights: The right to appoint, dismiss or remove the majority or all members or chairman of the board of directors, the majority or all members or chairman of the board of members, the Director, the General Director; amend or supplement the charter of the enterprise; change the organizational structure; decide on the financial, investment and operational policies of the enterprise; reorganize or dissolve the enterprise.

(3) In the case where no individual meets the criteria in (1) and (2), the enterprise shall identify an individual as the enterprise manager with the greatest authority to act on behalf of the enterprise, except in the case of an individual representing state capital in the enterprise.