



CHANGES IN GST RATES wef 18.07.22



WORKS --- CONTRACT

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Works Contract- Part 1

Tariff Entry	Category of Works Contract service	Existing Rate	New Rate
3(iii)	WC services to government pertaining to historical monument, archeological site, canal, dam, pipeline, etc	12%	18%
3(iv)	WC services to of road, bridge, tunnel, terminal for road, civil structure under JNNUR, PMAY, EWS etc	12%	18%
3(v)	* WC of railways, monorail, metro, single residential unit, low cost houses under PMAY, affordable housing under Department of Economic Affairs , etc	12%	18%
3(va)	WC in case of affordable housing pertaining to new scheme of Builder	12%	18%
3(vi)	WC services to government pertaining to civil structure for use other than commerce, structure for educational/ clinical/ cultural establishment	12%	18%
3(ix)	WC services by sub-contractor to contractor for above	12%	18%

* Contractor rate for affordable housing has been increased from 12% to 18% .However, for builders following old scheme, it is still unclear whether rate for affordable housing of 8% is increased or not

Works Contract- Part 2

Tariff Entry	Category of Works Contract service	Existing Rate	New Rate
3 (vii)	Works contract services involving predominantly earth work (>75% value) provided to government	5%	12%
3(x)	WC services by sub-contractor to contractor for above	5%	12%
	Category wherein no rate change		
3 (viii)	Works contract services in respect of offshore works contract relating to oil and gas	12%	12%
3 (xi)	House-keeping services such as plumbing, carpentry, etc through Electronic Commerce	5%	5%

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INSTITUTION BASED EXEMPTION

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Notification No 08/2022- Central Tax (Rate) & Notification No 11/2022- Central Tax (Rate) dt. 13.07.22

Original Notification	Category of service	Existing Rate	New Rate
Notification 03/2017- Central Tax Rate dt 28.06.17	Goods supplied for petroleum operations to ONGC or similar companies under Essentiality Certificate by DG of Hydro Carbons	5%	12%
Notification 45/2017- Central Tax Rate dt. 14.11.17	Scientific/ technical instruments, etc supplied to Research institution	5%	Respective rate of goods



GOODS TRANSPORT AGENCY

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Notification No. 03/2022 (Central Tax- Rate) dt 13.07.22

- GTA desiring of paying GST under forward charge (i.e. 5% without ITC or 12% with ITC) will be required to intimate the same to GST jurisdictional officer vide declaration in Annexure V.
- The declaration in 'Annexure V' has to be filed before the beginning of financial year i.e. by 15th March
- However, for F.Y. 2022-23 GTA shall exercises the option on or before **16th August, 2022.**

Notification No. 05/2022 (Central Tax- Rate) dt. 13.07.22

- In case wherein GTA has exercised option to pay GST under forward charge, the recipient will not be liable to pay GST under reverse charge. However, recipient will be required to keep the following on record
 - GST registration certificate of the GTA
 - Declaration in Annexure V filed by GTA with his jurisdictional GST office
 - Copy of GTA invoice along with necessary declaration

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RENTING OF RESIDENTIAL DWELLING

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Notification No. 04/2022 (Central Tax- Rate) dt 13.07.22

- The exemption entry of residential renting has been modified so as to exclude cases wherein residential property is given on rent to a GST registered person.

Notification No. 05/2022 (Central Tax- Rate) dt. 13.07.22

- Further, liability to pay GST in such cases has been casted upon the registered service under reverse charge mechanism.
- On account of above amendments, one will have to appropriately discharge tax taking into account numerous factors such as type of property i.e. residential/ commercial, whether service recipient is registered or not, reverse charge or forward charge, etc.
- We have summarized all the different scenarios in a tabular manner for ready reference

Renting of Immovable property- GST implications

Scenario	Service Provider	Service Recipient	Type Of Property	FCM/RCM
1.	Registered	Registered	Residential	RCM
2.	Registered	Unregistered	Residential	Exempt
3.	<u>Unregistered</u>	<u>Registered</u>	<u>Residential</u>	<u>* RCM</u>
4.	Registered	Registered	Commercial	FCM
5.	Registered	Unregistered	Commercial	FCM
6.	Unregistered	Registered	Commercial	Exempt

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FEW OTHER IMPORTANT RATE CHANGES

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HSN	Description	Old Rate	New Rate
	Pre-packaged and labelled goods (ie. Food items branded or un-branded)	0%	5%
8419 12	Solar water heater & System	5%	12%
8413	Power driven pumps primarily designed for handling water, namely, centrifugal pumps (horizontal and vertical), deep tube-well turbine pumps, submersible pumps, axial flow and mixed flow vertical pumps	12%	18%
7102	Goods other than rough diamonds or simply sawn diamonds, industrial or non-industrial"	0.25%	1.5%
7104	Goods other than Synthetic or reconstructed precious or semiprecious stones [other than diamonds], whether or not worked or graded but not strung, mounted or set; ungraded synthetic or reconstructed precious or semiprecious stones [other than diamonds], temporarily strung for convenience of transport; synthetic or reconstructed diamonds, unworked or simply sawn or roughly shaped	0.25%	1.5%
9993	Services provided by a clinical establishment by way of providing room (other than ICU / CCU /ICCU / NICU) having room charges > Rs. 5,000 per day	0%	5% (w/o ITC)
9963	Supply of hotel accommodation having value of supply of a unit of accommodation upto Rs. 1,000 per unit per day or equivalent	0%	12%

THANK YOU



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