INVEST IN TANZANIA

PRESIDENT'S OFFICE
PLANNING AND
INVESTMENT

TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY (TISEZA)

AN OVERVIEW OF TANZANIA'S INVESTMENT CLIMATE AND OPPORTUNITIES IN HOUSING, BUILDING AND URBAN DEVELOPMENT

Main Focal Point For Investors

- The Tanzania Investment and Special Economic Zones Authority (TISEZA) is a newly established Authority formed by Act No. 6 of 2025 to consolidates the functions of the Tanzania Investment Centre (TIC) and the Export Processing Zones Authority (EPZA).
- It is responsible for coordinating, promoting and facilitating investments in Tanzania Mainland; Streamlining investment facilitation under the OSSC to simplify registration of investors, licensing, aftercare services; Providing for designation, development, management and operations of special economic zones; Developing a land bank for investment; etc

Why Invest in Housing, Building and Urban Development In Tanzania?

Stable political environment and progressive leadership

Strategic location as a regional hub for East and Southern Africa.

Growing urban population projected to exceed 50 million by 2040

Transparent Investment Laws and Strong policy support, including TISEZA's One-Stop Facilitation Centre

INVESTMENT CATEGORIES

A

Normal Investors

Minimum Capital Requirement:

Foreign investors - **USD 500,000**

Local investors – **USD 50,000**

C

Strategic Investors

Foreign investors – **USD 500,000**

Local investors – **USD 100,000**

At least 80% of goods produced/processed should be for export. Investment inside SEZ Industrial Park or in Standalone

B

Strategic Investors

Minimum Capital Requirement:

Foreign investors - **USD 50M**

Local investors – **USD 20M**

D

SEZ Investors

Minimal Capital Requirement

Foreign investors – **USD 500,000**

Local investors – **USD 100,000**

Goods produced/processed should be for export or local market. Investment MUST be in SEZ Industrial Park

FISCAL INCENTIVES UNDER THE GENERAL INVESTMENT SCHEME

Exemption on Project Capital goods

- Zero Import Duty on capital goods.
- Zero Import Duty on raw materials

Capital Allowance

- Agriculture – 100%
- Mining - 20% (first 5 years)
- Hotels - 50%
- Fish farming – 50%
- Tourist services – 50%

Tax Relief on Deemed Capital

- Import Duty exempted by 75%

Exemption on Project Capital goods

- Zero Import Duty on capital goods.
- Zero Import Duty on raw materials

Manufacturing of Pharmaceuticals, Textile or Leather products

- Reduced Corporate Tax to 20% for the first 5 consecutive years

Assembly of Motor vehicles, Tractors, Fishing boats or Out boat engine

- Reduced Corporate Tax to 10% for the First 5 consecutive years

OTHER NON-FISCAL INCENTIVES

01 AUTOMATIC IMMIGRATION QUOTA

Initially 10 expatriates during project implementation, and additional based on project size and other factors

02 LAND DERIVATIVE RIGHT

Foreigners have security of tenure under TIC Derivative Title for 98 years

03 ACCESS TO SERVICES UNDER THE ONE STOP FACILITATION CENTRE

04 UNCONDITIONAL (FREE REPATRIATION) TRANSFERABILITY OF FUNDS

Transfer of funds is allowed through any authorized bank in freely convertible currency of: Net Profits, Repayment of Foreign Loans, Royalties, Fees Charges in Respect of Foreign Technology, etc.

05 ACCESS TO INTERNATIONAL ARBITRATION:

Tanzania is a Member of MIGA (Multilateral Investment Guarantee Agency) and The International Centre for Settlement of Investment Disputes (ICSID)

INVESTMENT OPPORTUNITIES IN HOUSING, BUILDING AND URBAN DEVELOPMENT

Affordable Housing Development

- **Opportunity:** Tanzania has a significant housing deficit—estimated at over 3 million units and growing by 200,000 units annually.
- **Potential Areas:** Public–private partnerships (PPPs) in affordable housing for low- and middle-income populations in urban and semi-urban areas.
- **Supportive Policies:** The government encourages private developers through tax incentives, and streamlined approvals under the Tanzania Investment and Special Economic Zones Authority (TISEZA).

Commercial and Mixed-Use Real Estate

- **Opportunity:** Growing demand for high-quality office spaces, shopping malls, and conference centers in major cities like **Dar es Salaam, Dodoma, Arusha, Mwanza, and Mbeya.**
- **Emerging Trends:** Mixed-use developments that combine residential, retail, and office spaces offer attractive returns in high-growth urban corridors.

Satellite Cities and Planned Urban Settlements

- **Opportunity:** Investment in master-planned cities like **Dodoma New Capital, Kigamboni Satellite City, and Bagamoyo New City** offers long-term potential.
- **Role for investors:** Infrastructure development, private real estate development, utility services, and smart city technologies.

Investment Awards

WAIPA Special LDC Award for Use of ICT in Supporting Investments in 2024

The First Winner of the Category of the Best Investment Promotion Agency in African Region 2024

TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY (TISEZA)

THANK YOU FOR YOUR ATTENTION!

Tanzania Investment and Special Economic Zones Authority (TISEZA)

P.O. Box 938, Dar Es Salaam Tel:

+255 22 2 116 328-32

Fax: +255 22 2118253

info@tiseza.go.tz

www.tiseza.go.tz