

Siam Legal International Outlines Updated LTR Visa Thailand Requirements for 2026

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Siam Legal International, a Board of Investment LTR Unit-certified law firm, has issued enhanced guidance for foreign nationals seeking Thailand's Long-Term Resident (LTR) visa following recent regulatory adjustments aimed at improving accessibility qualification criteria while maintaining strict compliance standards.

The LTR Visa Thailand program continues to attract significant interest from professionals, retirees, and investors seeking decade-long residence rights with integrated work authorization. Administered by the Thailand Board of Investment, the LTR provides a structured 10-year renewable residence framework that differs substantially from traditional non-immigrant visa categories and membership-based residence schemes.

Recent revisions to the LTR framework have addressed several limitations that previously limited accessibility. Key updates include the removal of the five-year work experience requirement for certain

professional categories and the reduction of the foreign employer revenue threshold to 50 million USD over three years. Additionally, Thailand now recognizes same-sex spouses as eligible dependents, and the Wealthy Global Citizen route has been simplified to focus on assets and qualifying Thai investments.

"The adjustments to the LTR visa framework reflect Thailand's commitment to attracting qualified long-term residents while maintaining the program's integrity," said Rex Baay, Senior Immigration Consultant at Siam Legal International. "We're seeing increased interest from remote professionals and investors who value the visa's unique combination of residence stability, work authorization, and tax advantages."

The LTR visa comprises four distinct categories designed to accommodate different applicant profiles. Wealthy Global Citizens must demonstrate substantial assets and make qualifying investments in Thailand. Wealthy Pensioners are required to show consistent passive income streams. Work-from-Thailand Professionals must be employed by established foreign companies meeting specific revenue thresholds. Highly-Skilled Professionals require employment in Thailand's targeted industries with appropriate compensation levels.

Key advantages of the LTR visa include a preferential 17 percent flat tax rate on qualifying Thai employment income, exemption for foreign income remitted into Thailand, and removal of the standard requirement to employ four Thai staff per foreign worker. The visa also offers digital work permits, which provide flexibility for employment changes, and annual immigration reporting replaces the standard 90-day reporting requirement.

The LTR visa application process typically takes four to eight weeks once documentation is complete. Common delays stem from employer financial verification, asset valuation procedures, and document translation accuracy. Unlike standard visa applications, LTR submissions are reviewed by the Board of Investment rather than the Ministry of Foreign Affairs, distinguishing the program?s process from standard visa procedures.

Siam Legal International operates as a BOI LTR Unit Certified firm, submitting applications directly through the official Board of Investment systems. The firm maintains strict case selection criteria, declining applications that fail to meet BOI standards to preserve the integrity of the submission process.

Siam Legal International provides comprehensive legal services throughout Thailand, including immigration, business formation, family law, and litigation support. The firm specializes in complex visa categories and cross-border legal matters, operating offices in Bangkok, Chiang Mai, Phuket, and Pattaya. Its team of Thai and international legal professionals brings extensive experience in navigating Thailand?s regulatory and immigration framework for both individual and corporate clients.

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For more information about Siam Legal International, contact the company here:Siam Legal InternationalRex Baay+662 254 8900info@siam-legal.com18th Floor, Unit 1806 Two Pacific Place,142 Sukhumvit Rd, Khlong Toei,Bangkok 10110, Thailand

Siam Legal International

American-managed Thailand law firm with 22+ years? experience. Experts in corporate setup, BOI, FBL, family & divorce, property, litigation, immigration, notary, wills, contracts & due diligence across Bangkok, Phuket, Pattaya & more.

Website: https://www.siam-legal.com/

Email: info@siam-legal.com

Phone: +662 254 8900