



# Estate expenses explained

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When administering a deceased estate there are a number of expenses that may be charged over and above the liabilities of the deceased. Not all of the expenses listed below may be applicable. What will be charged will mostly depend on the circumstances of the estate.

Expense	Charge	VAT	Comments
Executor's commission	3,5%	15%	Charged on the gross value of the assets and in the case of a marriage in community of property, it is charged on the joint estate.
Master's fee	R7 000	Incl	This is the maximum charge for all estates over R400 000 – see explanation below.
Advertisement costs	R800 x 2	Incl	There are two advertisements. Both must appear in a local newspaper and in the Government Gazette. The estimated cost is based on the cost to advertise in the <i>Local Newspaper</i> (sections 29 and 35).
Postages and petties	R260		Charged in line with the Master's regulations.
Service fees	R5 is inclusive	Incl	Charged per EFT payment from the estate bank account.
Valuation fees	Average of R4 000–R7 000	Incl	The tariff is regulated by the Government Gazette and is based on the value of the items appraised, ie the valuation of immovable property, movable property, motor vehicles, etc.
Transfer fee (fixed property)	Based on the value of property	Incl	The tariff is regulated by the Government Gazette and works on a sliding scale, eg R15 887 for a property valued at R500 000 to R42 718 for a property worth R3 000 000. There will be an increase of 15% for each additional property transferred. Note that no transfer duty is payable in an estate-to-heir transfer.
Bond cancellation	Minimum of R5 400	15%	The tariff is regulated as per the Government Gazette and is based on the value of the bond. Fees begin at R5 400 for the first R100 000 and then increase on a sliding scale of R500 000 increments.

Tax consultant fee	R1 300 per return	Incl	Charged per return to be submitted by the executor to SARS, including the return up to date of death.
Estate agent's commission	5–8%	15%	Charged only when the fixed property is sold. The percentage charged varies from agent to agent.
Legal costs	Average of R2 000 p/h		Charged when the estate is involved in legal action. The tariff per hour is set out in an agreement with the litigation attorney.
Rates and taxes	See comments		Charged when a property is transferred. The municipality requires that municipal accounts be paid up to four months in advance before issuing a rates clearance certificate. It depends on the monthly rates per property.

#### Master's fees (Estates where deceased passed away after 1 January 2018)

- If the value of the estate is less than R250 000, no master's fees are payable.
- If the value of the estate is between R250 000 and R400 000, a R600 fee is payable.
- If the value of the estate is more than R400 000, a fee of R200 for every R100 000 over R400 000 is payable, up to a maximum of R7 000.

This content should not be construed as "legal advice" and is intended as guidance on general questions asked during the Estate process and would not necessarily apply to each estate.