

2026 Thailand Visa Cheat Sheet

Every long-stay option on one page, checked against official sources on 17 October 2026

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What's new in 2026: since **15 Sep 2026** visa-free stays are **30 days**, down from 60 (60 countries/territories). Land-border visa-free entries are reportedly capped at **2 a year**. Since **31 Aug 2026** DTV applicants need **proof of residence** and a **criminal record certificate**. The proposed remittance-tax exemption is **still not law** (as of 12 Oct 2026).

The five routes at a glance

Route	Who	Money test	Stay	Fee	Key catch
Visa-free	Scouting trips; 60 nationalities	None	30 days	Free	Tourism only; TDAC still required
DTV	Remote workers for <i>foreign</i> employers or clients; soft-power activities (Muay Thai, cooking, medical); dependants	฿500,000 on 3 months of statements	5-year visa; up to 180 days per entry; ฿1,900 extension possible (discretionary)	Per embassy (e.g. US\$400 in Washington DC)	Apply from country of nationality or residence; criminal record (≤3 or ≤6 months, by embassy)
Non-O-A	Age 50+, applying from home	฿800,000, or ฿65,000 a month, or a combination	1 year	฿5,000 (MFA)	Insurance ≥ ฿3M / US\$100k incl. COVID-19; passport ≥ 18 months; no work
Non-O + retirement extension	Age 50+, done in Thailand	฿800,000 held 2 months before and 3 months after; never below ฿400,000	1 year at a time	฿1,900	Each local office has its own document list
LTR	Wealthy pensioners 50+; remote professionals; wealthy global citizens	US\$80k a year passive income (pensioner) or earnings (professional); lower with conditions	5 + 5 years	฿50,000	Heavy paperwork; perks: annual reporting, no re-entry permit, foreign-income tax exemption

Which one is me?

- Under 50 and working remotely → **DTV** (earn US\$80k+? also price the **LTR**)
- 50+ with US\$80k+ a year passive income → **LTR pensioner**
- 50+ meeting ฿800k / ฿65k a month → **O-A** (from home) or **Non-O + extension** (in Thailand)
- 50+ but still working → retirement visas **prohibit work**: consider DTV or LTR
- Not sure → a 30-day **scouting trip** first

Before you pay any fee

- Read **your** embassy's current page; documents differ
- Check passport validity and blank pages
- Mind certificate age limits (often ≤3 months)
- Near a threshold? Book a licensed lawyer first
- Use official sites only (copycats charge fees)

After you land: the recurring rules

Rule	What to do	Cost / penalty
TDAC (digital arrival card)	Every non-Thai, every entry, by air, land or sea. Submit within 3 days before arrival at tdac.immigration.go.th . Up to 10 people per submission	Free
TM30 (residence notice)	Your landlord, host or hotel notifies Immigration within 24 hours of your arrival. Keep the receipt; extensions often ask for it	Host fined up to ฿2,000 (hotels ฿2,000–10,000)
90-day report (TM.47)	Report your address every 90 days of continuous stay. Online from 15 to 7 days before the due date at tm47.immigration.go.th ; in person from 15 days before to 7 days after. Leaving Thailand resets the count. LTR: once a year	Late: ฿2,000; ฿5,000 if apprehended
Re-entry permit (TM.8)	Get it before leaving Thailand if you are on an extension, or your permission to stay ends. Not needed for LTR	฿1,000 single / ฿3,800 multiple
Extension (TM.7)	Apply at your local immigration office before your permission expires	฿1,900
Tax residence	180+ days in a calendar year makes you Thai tax resident. Foreign income earned from 2024 is taxed when brought in (LTR pensioner/professional: exempt)	5–35% progressive

Emergency numbers

1669 ambulance · 191 police · 1155 tourist police (English)

Official sources

thaivisa.go.th · mfa.go.th · immigration.go.th · tdac.immigration.go.th · ltr.boi.go.th · rd.go.th · thailand.prd.go.th

Want the full playbook? The **Thailand Long-Stay Toolkit 2026** covers document checklists for every route, money and tax, a 5-city budget planner, healthcare, housing, a first-30-days plan and a rule-change log, plus 3 spreadsheets. secondactasia.com/toolkit

Sources (checked 17 Oct 2026): PRD visa-exemption announcement (4 Sep 2026); Royal Thai Embassies Washington DC (10 Sep 2026) and London (8 Sep 2026) DTV pages; MFA Non-O-A page; Immigration Bureau extension criteria, fee list, TM30, TM.47 and re-entry pages; TDAC FAQ (v2026.10.00); BOI LTR site; ThaiLaw Online remittance tracker (third party, 13 Oct 2026); Bangkok Post (land-border cap). The DTV extension fee comes from a third-party source. Full links are in the toolkit.

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