

FOR FOREIGN PROFESSIONALS, FOUNDERS & REMOTE EARNERS

BEIJING LANDING MANUAL

2026

Q3 EDITION

Data freeze: 27 July 2026

Legal tracks, first-month actions, founder checks, official sources and practical templates.

A practical field guide for independent professionals, founders, and small international teams.

Q3 Edition

For Foreign Professionals, Founders & Remote Earners

Edition. Beijing Landing Manual 2026 · Q3 Edition — commercial design edition based on content version 0.2. Data freeze: 27 July 2026.

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Scope of this manual. This manual provides general information and practical decision-support tools. It is not a substitute for individual legal, tax, immigration, medical, insurance, banking or investment advice. Rules, administrative practice, service availability and case outcomes may change or vary by location and individual facts. Before making a high-consequence decision, confirm the current requirements with the responsible authority and, where useful, an appropriately qualified professional.

Verification status. Online official sources reviewed to the data-freeze date. Address-level, provider-level and individual eligibility checks remain case-specific and are not pre-certified by this manual.

Evidence discipline. This manual is prepared as a decision and action manual — not a substitute for individual legal, tax, immigration, medical, or investment advice. High-consequence statements carry evidence labels: Rule, Practice, Field Note, Watch Item.

Sources. All official sources are listed in chapter source lists and in Chapter 12, Source Register and Update Log, with URLs and review triggers. Sources were accessed for review on or before 27 July 2026.

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■ HOW TO USE THIS MANUAL

Five-Minute Route Finder

Find your situation. Enter at the track that matches what you will actually do.

■ THREE READER ROUTES

Freelancer / remote earner

START

Chapter 2 → Track D

THEN

Chapters 3, 5, 6 — prepare, land, money

Employee of a Chinese entity

START

Chapter 2 → Track B

THEN

Chapters 3, 5, 6 — prepare, land, money

Small founder

START

Chapter 2 → Track C

THEN

Chapter 4 Founder Track, then 3, 5, 6

Reader routes are navigation aids. The track decision itself belongs to Chapter 2 — answer the four questions there in writing.

■ ICON LEGEND — THE LABELS YOU WILL MEET

RULE

PRACTICE

FIELD NOTE

WATCH ITEM

ACTION

WARNING

RED FLAG · STOP

Every high-consequence statement in this edition is treated as one of the labelled evidence types. Labels never change style between chapters.

■ HOW TO USE THIS MANUAL

→ CHAPTERS 1-2 · FILTERS

Read Chapters 1 and 2 before booking a long stay. They are filters. If your plan does not survive them, pause and redesign it.

CHAPTERS 3-6 · OPERATING SEQUENCE

Use Chapters 3 to 6 as an operating sequence. They cover preparation, founder setup, the first 30 days, and money.

CHAPTERS 7-10 · LANDING ENVIRONMENT

Use Chapters 7 to 10 to choose a landing environment. They cover urban Beijing, outer districts, micro-communities, and rural-house due diligence.

CHAPTER 11 · POINT OF ACTION

Use Chapter 11 at the point of action. It contains questions, checklists, and bilingual messages that can be copied into a real conversation.

■ QUICK ACTION INDEX

I Need To...

Jump straight to the working page for your situation.

Confirm my legal track GO Chapter 2 — four questions, Tracks A–D	Prepare before flying GO Chapter 3 — pre-flight file, digital stack, payment
Set up a company GO Chapter 4 — five gates, provider due diligence	Survive the first month GO Chapter 5 — 24 hours, 72 hours, 7 days, 30 days
Understand money and tax GO Chapter 6 — four layers, facts before rates	Choose a district GO Chapter 7 — urban bases, outer districts, scorecard
Rent a rural house GO Chapters 9–10 — three tests, five stages	Message a landlord or adviser GO Chapter 11 — bilingual templates A–D
Check myself before committing GO Chapter 11 — three one-page checklists	Verify an official source GO Chapter 12 — source register, review triggers

■ EMERGENCY NUMBERS — SAVE THESE

Police — 110	Fire — 119	Medical emergency — 120	Beijing public service — 12345
Immigration service — 12367			

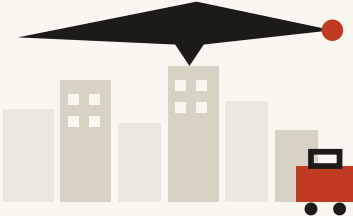
For urgent medical conditions, call 120. A private hospital’s helpline is not a substitute for the public emergency number.

S

START HERE

Arrive with a clear purpose

Beijing is unusually rewarding for people who arrive with a clear purpose. It is also unusually unforgiving of vague assumptions.



This manual is for foreign independent professionals, founders, researchers, creators, and small international teams who are considering Beijing as a place to live, build, collaborate, or establish a business. It is not a tourism guide, a directory of attractions, or a collection of “visa hacks.” **It is designed to help you make four decisions:**

- 1

Is Beijing the right base for the work and life you actually want?
- 2

What legal and operational track matches what you will actually do in China?
- 3

What must be completed before arrival and during the first 30 days?
- 4

Which questions must be answered before you commit money, time, or reputation?

EVIDENCE LABELS

Every high-consequence statement in this edition is treated as one of the following:

RULE

Supported by a current official source and written conservatively.

PRACTICE

A process commonly encountered in implementation; confirm with the authority, bank, hospital, landlord, or adviser handling your case.

FIELD NOTE

Local observation that helps you ask better questions; it is not a legal guarantee.

WATCH ITEM

A new, changing, or locally discretionary policy. Do not build a plan around it until an authority confirms your eligibility in writing.

S

Start Here

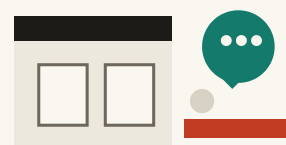
↑ CONTENTS

06

■ Use the public-service system early

When published guidance does not resolve your facts, contact the authority responsible for the location and subject before committing money or filing documents. In Beijing, the **12345 Citizen Service Hotline** can route questions across municipal departments and offers multilingual service. Immigration questions can also be directed to the National Immigration Administration's **12367** hotline.

Use a five-step approach:



- 1 Identify the district, address, activity, and authority with jurisdiction.
- 2 Present a short factual description rather than an abstract question.
- 3 Ask for the current document list, responsible office, filing route, and known deadlines.
- 4 Record the date, department, contact channel, and reference number or written reply.
- 5 Reconfirm if your address, activity, ownership, employer, or other material fact changes.

🕒 KEEP IN MIND

Verbal guidance is valuable practical direction, especially where local implementation matters, but it is not a guarantee of approval. For a high-consequence matter, request a written reply, published basis, or formal filing decision where available.

■ Important limitation

⚠ DO NOT ASSUME

China does not currently offer a general-purpose “digital nomad visa” that converts offshore freelance income into a blanket right to work from Beijing. A visa that permits entry does not by itself authorize employment, self-employment, service delivery, or business operation in China. The tax treatment of income is a separate question. Company registration, work authorization, residence permission, tax residence, banking, and foreign-exchange treatment are related — but separate — questions.

Before making a high-consequence decision, seek case-specific confirmation from the responsible authority and, when useful, a qualified professional in China. Ask for the facts, assumptions, and basis to be recorded in writing.

→ [GO TO CHAPTER 1 — IS BEIJING RIGHT FOR YOU?](#)

[GO TO CHAPTER 2 — CHOOSE YOUR LEGAL TRACK](#)

1

CHAPTER 01

Is Beijing Right for You?

Beijing is a strong base when proximity to institutions, technical talent, policy, research, capital, culture, or China-facing partnerships matters more than frictionless international convenience. It is a weaker base when your top requirement is a legally simple, low-cost, English-first remote-work lifestyle.

■ The honest-fit test

Score each statement from 0 to 2 — **0**: not true for me · **1**: partly true · **2**: strongly true.

QUESTION	SCORE 0-2
My work benefits from being physically close to Beijing-based institutions, clients, researchers, founders, or supply chains.	
I can tolerate administrative steps that may require Chinese-language help and in-person follow-up.	
I am willing to separate “what I want to do” from “what my current entry status permits.”	
I have a realistic six-month cash buffer, including professional advice and deposits.	
I am willing to build relationships slowly and show up repeatedly.	
I can accept that some online services, apps, and payment flows will work differently from home.	
I have a credible reason to choose Beijing over Shanghai, Shenzhen, Hong Kong, Singapore, or a lower-cost Chinese city.	
I can live with cold, dry winters and a city whose scale makes travel time consequential.	
Total	

12-16

Beijing may be an excellent strategic base. Continue to the legal-track filter.

8-11

Beijing can work, but your choice of district, support network, and entry track will determine the outcome.

0-7

Test Beijing with a short, clearly lawful visit before planning a move.

■ Beijing's real advantages

INSTITUTIONAL DENSITY

Beijing concentrates national-level institutions, universities, laboratories, cultural organizations, media, investors, embassies, and the headquarters of many large companies. If your work depends on access to decision-makers or expertise, physical presence can compress months of remote outreach into a series of credible introductions.

DEEP SPECIALIST COMMUNITIES

The city rewards specificity. "I work in AI" is weak positioning. "I build multilingual evaluation systems for medical-language models" is useful. Beijing's networks tend to organize around institutions, technical domains, alumni groups, laboratories, industry parks, and long-term trust.

MULTIPLE LIVING MODES

Beijing is not one lifestyle. You can choose an international urban base in Chaoyang, a research-and-technology base in Haidian, an industrial and engineering base around Yizhuang, or a nature-oriented base in Huairou, Miyun, or Yanqing. Each choice changes your daily commute, social network, access to services, and administrative risk.

■ Beijing's real costs

DISTANCE IS A TAX

A cheap home far from your recurring meetings can become expensive in time, transport, and lost spontaneity. Measure candidate locations against the journeys you will repeat every week, not against a map of tourist landmarks.

COMPLIANCE IS A SYSTEM

The most common planning error is to solve only the entry visa. A workable plan must also account for accommodation registration, work authorization where required, residence permission, tax, payment access, health coverage, and the legal relationship between you and any Chinese entity.

ENGLISH ACCESS IS UNEVEN

International hospitals, major hotels, airports, and some government interfaces offer English support. Everyday property, banking, tax, rural rental, and neighborhood issues may still depend on patient Chinese-language communication.

■ A useful decision rule

Choose Beijing when at least one of these is true:

- You need recurring access to a Beijing-specific network or institution.
- Your project is materially improved by a local Chinese entity or team.
- You are building a long-term China-facing practice, not merely looking for a low-cost place to answer overseas email.
- You value a combination of urban intellectual density and access to mountains, villages, or winter sports.

Do not choose Beijing because it sounds strategically impressive. Choose it because you can name the people, work, institutions, or way of life that make physical presence worthwhile.

→ PASSED THE FILTER? GO TO CHAPTER 2

2

CHAPTER 02

Choose Your Legal Track

Start with your real activity, not the visa label you hope to obtain.

ANSWER THESE FOUR QUESTIONS IN WRITING

1 Who pays you?

2 Where is the payer established?

3 What work will you physically perform while in China?

4 Which Chinese entity, if any, employs, hosts, invites, or contracts with you?

→ THEN

Place yourself in the closest track.

A

Short, clearly bounded visit

Best fit: meetings, market exploration, conferences, supplier visits, negotiations, or other activities permitted by the relevant visit category.

B

Employed by a China-based entity

Best fit: you have a genuine employing entity in China, a defined role, and a compensation arrangement that can be supported by work-permit, residence, payroll, and tax documentation.

C

Founder establishing a China entity

Best fit: you need a Beijing entity for customers, hiring, invoicing, contracts, investment, research collaboration, or durable local operations.

D

Offshore clients and remote income

Best fit: your clients and payer remain outside China and you are considering spending time in Beijing while continuing existing work.

OFTEN OVERSIMPLIFIED ONLINE

IN THIS CHAPTER

Action standard for each track · Track B evidence pack · Founder questions · Track D minimum action · K visa watch item · Red-flag answers.

2 Choose Your Legal Track

↑ CONTENTS

10

A Track A — Short, clearly bounded visit

Best fit: meetings, market exploration, conferences, supplier visits, negotiations, or other activities permitted by the relevant visit category.

⚡ DO NOT ASSUME

A business or visitor entry status gives you a general right to take local employment, deliver ongoing services from China, or receive salary from a Chinese entity.

→ ACTION STANDARD

Obtain an invitation and activity description that match what you will actually do. Keep the visit bounded. If the activity evolves into employment or ongoing operations, stop and reassess before continuing.

B Track B — Employed by a China-based entity

Best fit: you have a genuine employing entity in China, a defined role, and a compensation arrangement that can be supported by work-permit, residence, payroll, and tax documentation.

The ordinary sequence is not “arrive first and sort it out later.” The employing entity normally initiates the work-authorization process. Beijing’s official materials describe baseline conditions for common Class B applicants, including age, degree, and relevant-experience criteria, while also recognizing alternative categories and exceptions.

📁 PREPARE THESE DOCUMENTS — YOUR EVIDENCE PACK SHOULD BE INTERNALLY CONSISTENT

- | | |
|--|---|
| ■ Employer and job title | ■ Entry documentation |
| ■ Qualifications and relevant experience | ■ Work-type residence permit |
| ■ Employment contract | ■ Payroll and individual income tax treatment |
| ■ Work-permit application | ■ Accommodation registration |

⚠️ CONSISTENCY CHECK

If one element tells a different story from the others, resolve the inconsistency before filing.

C Track C — Founder establishing a China entity

Best fit: you need a Beijing entity for customers, hiring, invoicing, contracts, investment, research collaboration, or durable local operations.

⚡ CRITICAL DISTINCTION

Registering a company does not automatically grant the foreign founder permission to work or reside in China. Entity formation and the founder's personal immigration/work authorization must be planned as separate workstreams.

Before paying an agent, obtain a written answer to:

- What exact business scope will be registered?
- Is the intended activity open to foreign investment?
- What registered address will be used, and what does it support?
- What capital amount is commercially realistic under the current contribution timeline?
- What role will the foreign founder hold?
- On what legal basis will the founder apply for work and residence authorization?
- Which authority or service system will assess that application?
- What happens if the work authorization is delayed or refused?

→ CHAPTER 4 PROVIDES THE FOUNDER SEQUENCE

D Track D — Offshore clients and remote income

OFTEN OVERSIMPLIFIED ONLINE

Best fit: your clients and payer remain outside China and you are considering spending time in Beijing while continuing existing work. **This is the track most likely to be oversimplified online.**

⚡ DO NOT ASSUME

There is no single sentence that safely resolves every offshore-remote-work case. The result can depend on the nature and duration of the activity, entry status, habitual presence, contract location, service delivery, management and control, tax residence, permanent-establishment exposure, and whether the facts resemble local employment or business operation.

Your physical presence may create tax exposure not only for you, but also for an overseas employer or client — for example through a fixed-place, agency, or service permanent-establishment analysis. The relevant test and any time threshold depend on the applicable tax treaty and the actual activity. **Do not assume that staying below 183 days eliminates business-level tax risk.**

→ MINIMUM ACTION BEFORE A LONG STAY

- Write a one-page fact pattern describing your clients, contracts, physical work, travel pattern, expected days in China, and money flow.
- Ask the responsible immigration authority or a China-qualified immigration adviser whether the planned activity fits your entry and stay status.
- Ask the responsible tax authority or a China-qualified tax adviser how the same facts affect individual tax residence, source of income, and any business exposure.
- Do not ask only, "Can digital nomads work in China?" Give the authority or adviser the facts.

🕒 WATCH ITEM — K VISA

China's National Immigration Administration announced the K visa category on 14 August 2025, with the amended regulation taking effect on 1 October 2025. The category is for eligible young foreign science and technology talent; detailed eligibility is set by competent authorities.

This edition does not repeat popular but insufficiently verified claims about universal age ranges, guaranteed stay lengths, or automatic rights to found and operate a business. **Treat the K visa as a watch item until the responsible Chinese mission or immigration authority confirms the criteria, documents, permitted activities, and duration applicable to you.**

■ Red-flag answers

Pause if an agent says any of the following **without written legal basis**:

"Any foreigner can open a company and automatically get a work visa."

"A business visa is fine for long-term freelancing."

"Use a very high registered capital amount; you never need to pay it."

"A virtual address works for every district, bank, tax status, and work-permit application."

"Everyone gets the same tax rate."

"Just route the money through a personal account."

"The local authority never checks."

■ SOURCES FOR THIS CHAPTER

🔗 Beijing Municipal Government — work permit guidance

<https://english.beijing.gov.cn/mostrequested/workpermit/noncreditbasedtalentsoutsideofchina/>

🔗 Beijing 12345 FAQ — work permits

https://english.beijing.gov.cn/12345hotline/faqs/all/202603/t20260324_4564836.html

🔗 Beijing 12345 FAQ — registering a company

https://english.beijing.gov.cn/12345hotline/faqs/all/202603/t20260324_4564827.html

🔗 Beijing 12345 multilingual public-service hotline

<https://english.beijing.gov.cn/12345hotline/>

🔗 National Immigration Administration — K visa notice, 14 August 2025

<https://www.nia.gov.cn/n897453/c1739834/content.html>

🔗 State Taxation Administration guidance reproduced by Jiangsu Tax Service — permanent establishments under tax treaties

https://jiangsu.chinatax.gov.cn/art/2019/4/2/art_9647_239075.html

State Taxation Administration policy database — Announcement No. 11 of 2018

<https://fgk.chinatax.gov.cn/zcfgk/c100012/c5194783/content.html>

3

CHAPTER 03

Before You Fly

The purpose of pre-arrival preparation is not to eliminate uncertainty. It is to ensure that every uncertainty has an owner, a document, and a next action.



The pre-flight file

Create one encrypted folder and one paper backup containing:

- Passport identity page and current visas
- Recent compliant ID photographs
- Degree, professional qualification, and employment-history documents if a work application is possible
- Authenticated or legalized documents where your adviser confirms they are required
- Invitation, employment, incubation, or business-establishment documents
- International health-insurance policy and emergency assistance numbers
- Prescription letters and generic names for essential medicines
- Proof of overseas address and banking
- A list of all accounts that use SMS-based verification
- Copies of marriage or birth certificates if dependants may join
- Translated Chinese names and addresses for your first accommodation and key contacts

⚠ WARNING

Do not send the entire folder casually to intermediaries. Share only the documents required for a defined task, record who received them, and watermark sensitive copies where appropriate.

Book accommodation that can register you

The first accommodation is an administrative decision, not only a hospitality choice.

- If you stay at a **hotel**, confirm that it routinely accepts foreign guests and handles accommodation registration.
- If you stay in a **private apartment, serviced apartment, friend's home, or rural house**, ask before paying: *Can the host provide the property or lease information required for foreign-guest accommodation registration, and will they cooperate within 24 hours of arrival?*

→ DECISION RULE

If the answer is vague, choose another first address. You can move later.

RELATED TEMPLATE — TEMPLATE A: LANDLORD REGISTRATION QUESTION

■ Install a minimum digital stack

- One international email account you can reliably access
- A password manager and backup codes
- Alipay and WeChat, with identity and card setup attempted in advance
- Your airline, maps, translation, ride-hailing, and insurer apps
- Copies of essential addresses in Chinese
- An offline note containing your first address, host phone number, and emergency contacts

Specific platform fees and transaction limits change. Verify them inside the app at the moment of use.

■ Health preparation

- Insurer's 24-hour assistance line
- Whether outpatient and inpatient care require pre-authorization
- Hospitals in Beijing that your insurer currently treats as direct-billing partners
- Exclusions, deductibles, and reimbursement documents
- Medication supply and cold-chain requirements
- Allergies and medical conditions in English and Chinese

⚠ DO NOT ASSUME

"International department" does not guarantee direct billing. The hospital and insurer must have a current arrangement that covers your policy and treatment.

■ Founder pre-flight questions

If you plan to establish a company, do not arrive with only a proposed company name. Prepare:

- A one-page business model
- Expected customers and contract types
- Proposed business scope
- Ownership structure and beneficial owners
- Initial capital you can genuinely contribute
- Expected hiring and payroll
- Preferred district and reasons
- Registered-address requirements
- Foreign-founder role and work-authorization hypothesis
- A 12-month cash-flow forecast

This pack allows advisers and districts to assess a real project instead of selling you a generic incorporation bundle.

→ SEVEN-DAY CONFIRMATION WINDOW — RECONFIRM DURING THE WEEK BEFORE DEPARTURE

- Flight and airport arrival plan
- Accommodation address in Chinese
- Accommodation-registration cooperation
- Host or hotel phone number
- First three appointments
- Insurance coverage
- Cards and transaction alerts
- Roaming or eSIM availability for the arrival day
- Document originals and backups

4

CHAPTER 04 · FOUNDER TRACK

Build the Entity and the Personal Status Separately

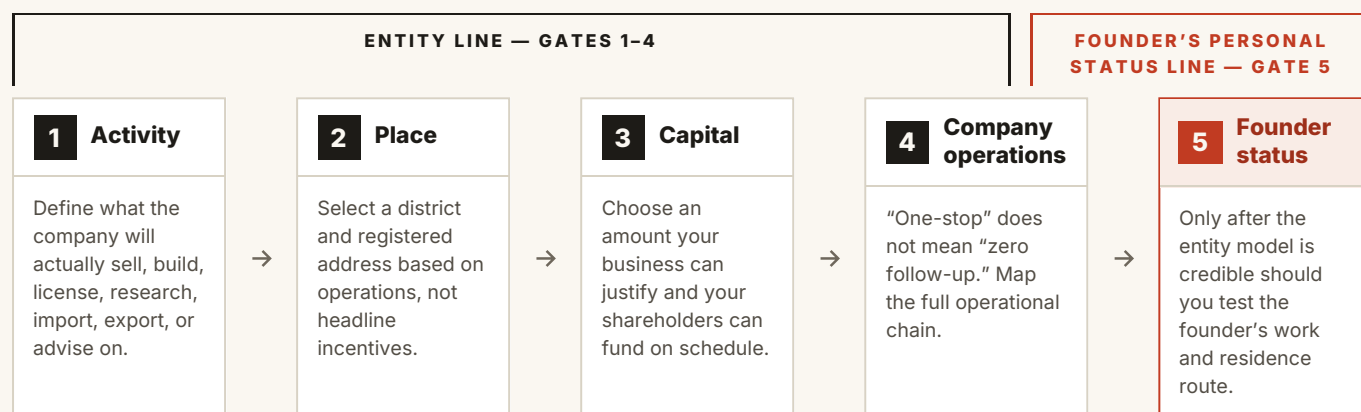
This chapter is an execution framework, not an incorporation instruction sheet. The aim is to prevent a founder from solving the company and discovering too late that the founder's own status, bankability, address, or tax operations do not work.



CRITICAL DISTINCTION

Registering a company **does not automatically** grant the foreign founder permission to work or reside in China. Entity formation and the founder's personal immigration/work authorization must be planned as **separate workstreams**.

■ THE FIVE-GATE MODEL



THE RULE OF THE GATES

Do not move to the next gate until the current one has a written answer. The company should not be a theatrical prop for immigration.

■ Gate 1 — Activity

Define what the company will actually sell, build, license, research, import, export, or advise on. Ask:

- Is the activity permitted for foreign investment?
- Does it require a licence or sector approval?
- Does the Chinese business scope cover the revenue you expect?
- Will contracts or invoices need wording that the chosen scope cannot support?

■ Gate 2 — Place

Select a district and registered address based on operations, not headline incentives. Ask the address provider:

- | | |
|---|---|
| ■ Is this a real, lawful registered address for my business type? | ■ Can it support the intended tax and invoice setup? |
| ■ Can it receive government, court, tax, and bank correspondence? | ■ Can it support a foreigner work-permit application if required? |
| ■ Is physical inspection possible? | ■ What happens if the incubator relationship ends? |
| ■ Can the address support bank account opening? | ■ What are the relocation fees and document-release conditions? |

■ Gate 3 — Capital

RULE — COMPANY LAW CAPITAL TIMELINE

Under the Company Law effective from 1 July 2024, shareholders of a newly established limited-liability company generally must pay their subscribed capital within five years after the company is established. For a limited-liability company registered on or before 30 June 2024, if its remaining contribution period measured from 1 July 2027 exceeds five years, it must adjust that period to within five years by 30 June 2027. Other transition and abnormal-capital rules can also apply.

The practical lesson is simple: do not choose registered capital as a signal of prestige. Choose an amount your business can justify and your shareholders can fund on schedule.

Ask your lawyer and accountant to document:

- | | |
|--------------------------------------|--|
| ■ Subscribed amount and currency | ■ Foreign-exchange documentation |
| ■ Shareholder contribution schedule | ■ Accounting evidence |
| ■ Permitted contribution form | ■ Consequences of late or incomplete contribution |
| ■ Banking route for incoming capital | ■ Whether a later reduction is feasible and costly |

■ Gate 4 — Company operations

Beijing’s enterprise-establishment system can coordinate business-licence registration with optional related services such as seals, tax and invoice arrangements, social-insurance registration, and a bank-opening appointment. **“One-stop” does not mean “zero follow-up.”**

Map the operational chain:

- | | |
|---|--|
| ■ Name and registration filing | ■ Bank appointment, due diligence, and account opening |
| ■ Business licence | ■ Accounting books and recurring filings |
| ■ Official seals and custody rules | ■ Employment, payroll, and social insurance where applicable |
| ■ Tax onboarding and invoice capability | ■ Contracts, data, IP, and internal authority controls |

△ **BILINGUAL FORMS — COMPREHENSION AID ONLY**

From 2026, Beijing has introduced Chinese-English bilingual market-registration forms for certain processes. **The Chinese text remains legally controlling.** Use bilingual materials for comprehension, then have a qualified Chinese reader check the operative wording.

■ Gate 5 — Founder status

Only after the entity model is credible should you test the founder’s work and residence route.

Build a founder-status memo containing:

- | | |
|---|---|
| ■ Employing or sponsoring entity | ■ Work location |
| ■ Founder’s corporate role | ■ Residence-permit sequence |
| ■ Proposed work-permit category and eligibility | ■ Dependant plan |
| ■ Degree and experience evidence | ■ Fallback if processing takes longer than expected |
| ■ Salary and tax position | |

KEEP IN MIND

The company should not be a theatrical prop for immigration. It should have a coherent activity, address, capital plan, governance, accounting, and role for the founder.

■ Choosing a service provider

Interview at least two providers. Ask them to quote the same scope.

TOPIC	ASK FOR
Deliverables	Exact filings, documents, translations, appointments, and handover items
Exclusions	Work permit, residence permit, bank account, tax, invoices, payroll, licences, annual filings
Government fees	Separated from professional fees
Assumptions	Nationality, role, degree, experience, district, business scope, address
Timeline	Best case, typical case, and known dependencies
Failure handling	Refunds, re-filing, address rejection, bank refusal, work-permit refusal
Ongoing cost	Monthly accounting, annual reports, payroll, address renewal, closure
Data control	Who holds originals, seals, account credentials, and legal-representative access

■ Control the company chops

Company seals can carry significant authority. Establish a written custody and approval policy from day one. At minimum:

- Inventory every seal
- Name the custodian
- Log every use
- Prohibit blank-page stamping
- Require dual approval for major contracts and bank matters
- Keep digital credentials under founder-controlled recovery methods
- Define the handover process before ending any agency or employee relationship

⚠ AVOID THE “CHEAP SETUP, EXPENSIVE CAPTIVITY” TRAP

A low incorporation fee can be paired with:

- Mandatory long-term accounting
- An address you cannot move from easily
- Refusal to release seals or documents
- Hidden bank or work-permit exclusions
- Inflated registered capital
- Annual renewal fees
- Closure costs far above setup cost

Judge the provider by the cost and controllability of the full lifecycle: establish, operate, change, and close.

■ SOURCES FOR THIS CHAPTER

🔗 Beijing enterprise establishment guide

https://english.beijing.gov.cn/investinginbeijing/Start_Your_Business/focus_guide/thematic_guide/Enterprise_establishment/index.html

🔗 Beijing bilingual registration forms

https://english.beijing.gov.cn/workinginbeijing/recommendations/202607/t20260703_4745818.html

🔗 Beijing FAQ on company registration

https://english.beijing.gov.cn/12345hotline/faqs/all/202603/t20260324_4564827.html

🔗 State Council Decree No. 784 on the registered-capital system

https://www.gov.cn/zhengce/zhengceku/202407/content_6960377.htm

5

CHAPTER 05

Your First 72 Hours, 7 Days, and 30 Days

The first month should move from legal presence to operational independence.

Before departure

CH 3

- Create one encrypted folder and one paper backup
- Book accommodation that can register you
- Install a minimum digital stack
- Build payment redundancy — three independent methods
- Seven-day confirmation window

Arrival

CH 3 → 5

- Roaming or eSIM availability for the arrival day
- Obtain a local SIM from an official carrier service hall or authorized airport counter
- Keep your overseas number active until verification methods are migrated

First 24 hours

CH 5 · LEGAL PRESENCE

- Complete accommodation registration — outside a hotel, generally within 24 hours
- Keep the approved form
- Make yourself reachable; test payment

First 72 hours

CH 5 · REDUNDANCY

- Verify accommodation registration and save copies
- Connect at least two payment methods
- Locate the nearest hospital and 24-hour emergency department
- Identify a Chinese-speaking contact or paid support option
- Schedule any immigration, work, bank, or company appointment already due

First 7 days

CH 5 · BASE LAYER

- Housing — do not sign a long lease solely because the apartment looks good
- Payment and banking — call the branch before visiting
- Health — one public hospital, one private or international provider, one 24-hour emergency route
- Mobility — confirm the correct driving route before driving

First 30 days

CH 5 · OPERATING MODE

- A confirmed legal and immigration plan for the next six months
- Stable accommodation that supports registration
- A functioning local communication and payment stack
- A written list of unresolved risks, each with an owner and deadline
- The 30-day review

SAVE EMERGENCY NUMBERS

Police — 110

Fire — 119

Medical emergency — 120

Beijing public service — 12345

Immigration service — 12367

For urgent medical conditions, call 120. A private hospital’s helpline is not a substitute for the public emergency number.

5

Landing Timeline — Index

[↑ CONTENTS](#)

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■ First 24 hours — establish legal presence

→ 1 · COMPLETE ACCOMMODATION REGISTRATION

Foreign nationals staying outside a hotel are generally required to register their accommodation within 24 hours. Hotels normally handle the process for guests. For a private residence, the resident or host must ensure the registration is completed.

Beijing provides an online accommodation-registration route. The official guidance lists typical uploads including the passport information page, a live bareheaded photo, and the address page from the property certificate or lease. The interface supports multiple languages, and an approved electronic registration form can be printed.

Keep the approved form. It may be requested in later residence, driving, banking, or other processes.

⚠ IF THE ONLINE SUBMISSION FAILS

- Save a screenshot and submission time
- Ask the host for the correct property documents
- Contact or visit the police station responsible for the address
- Bring your passport, entry record, lease or host information, and property evidence
- Do not wait several days hoping the issue disappears

2 · MAKE YOURSELF REACHABLE

Obtain a local SIM from an official carrier service hall or authorized airport counter. Beijing's official guidance says a passport can be used for real-name registration and activation.

Keep your overseas number active until all banks, email accounts, and two-factor authentication methods have been migrated or backed up.

3 · TEST PAYMENT

Make one small mobile-payment transaction and one card transaction. Do not discover a verification failure at midnight in a taxi or clinic.

4 · SAVE EMERGENCY NUMBERS

Police — 110 · Fire — 119 · Medical emergency — 120 · Beijing public service — 12345 · Immigration service — 12367.

For urgent medical conditions, call 120. A private hospital's helpline is not a substitute for the public emergency number.

■ First 72 hours — create redundancy

- Verify accommodation registration and save copies
- Obtain a SIM and test SMS
- Connect at least two payment methods
- Locate the nearest hospital and 24-hour emergency department
- Identify a Chinese-speaking contact or paid support option
- Learn the route between your home and your primary workplace
- Record the Chinese address for both
- Buy essential medicine and winter or air-quality supplies if needed
- Schedule any immigration, work, bank, or company appointment already due

■ First 7 days — build the base layer

HOUSING

Do not sign a long lease solely because the apartment looks good. Check:

- Foreign-resident accommodation registration
- Landlord identity and authority to lease
- Ownership or sublease documents
- Deposit and refund conditions
- Management fees, utilities, heating, internet, and parking
- Repair responsibility; early termination
- Official invoice availability if an employer or tax position requires it
- Noise at the hours you will sleep and work
- Commute at the hours you will actually travel

PAYMENT AND BANKING

Decide whether international-card-linked mobile payment is sufficient for the test period. A local bank account can improve payroll, transfers, refunds, and recurring services, but onboarding requirements vary by bank, branch, residence status, tax information, and purpose.

Call the branch before visiting. Ask what original documents are required and whether it routinely serves foreign customers.

HEALTH

Choose one public hospital with an international or foreign-patient service; one private or international provider if your budget or insurance supports it; and one 24-hour emergency route.

Beijing's official medical guide provides international-service information and notes common payment methods. Direct billing must be confirmed with both the hospital and insurer.

MOBILITY

Use public transport and ride-hailing before deciding you need a car. Beijing's scale can make a strategically located apartment more valuable than vehicle access.

An International Driving Permit alone is not a general authorization to drive in mainland China. Short-stay visitors may be eligible to apply for a provisional driving permit; longer-term residents may need the relevant Chinese licence process. Confirm the correct route before driving.

■ First 30 days — move from visitor mode to operating mode

By day 30, aim to have:

- A confirmed legal and immigration plan for the next six months
- Stable accommodation that supports registration
- A functioning local communication and payment stack
- An accountant or tax adviser if you receive China-connected income
- An emergency medical plan
- A weekly professional and social rhythm
- A clear district or rural-base decision
- A written list of unresolved risks, each with an owner and deadline

→ THE 30-DAY REVIEW — ASK

- What has been harder than expected?
- Which problem is recurring?
- Which relationship or institution makes Beijing uniquely valuable?
- Is the commute sustainable?
- Does my current status match my real activity?
- Am I using a company, address, or intermediary I do not control?
- What would make me leave after 90 days?

The purpose is not to prove that the move was correct. It is to surface a bad fit before sunk costs become a strategy.

■ SOURCES FOR THIS CHAPTER

🔗 Beijing online accommodation registration

https://english.beijing.gov.cn/livinginbeijing/applicationfordocuments/202107/t20210719_2439278.html

🔗 Beijing SIM card guide · Beijing medical guide · Beijing payment-services guide

<https://english.beijing.gov.cn/quickguideservices/purchasingsimcards/> <https://english.beijing.gov.cn/quickguideservices/medicalguide/index.html> <https://english.beijing.gov.cn/specials/paymentservices/>

🔗 Beijing provisional driving permit

https://english.beijing.gov.cn/mostrequested/drivinglicense/list/202012/t20201210_2161614.html

6

CHAPTER 06

Money Without Myths

Money in Beijing works best when you separate four layers: everyday payment; personal income and tax; company money and tax; cross-border remittance. Mixing the layers creates bad advice.



■ Everyday payment — build a three-rail system

RAIL 1 Mobile payment linked to an international or Chinese bank card	RAIL 2 Physical cards	RAIL 3 Cash
---	---	-----------------------------------

Platform limits, eligible cards, identity-verification rules, transaction fees, and promotional waivers change. Treat any fixed number in a blog post as perishable. **Verify inside the app and retain the transaction record.**

⚠ KEEP COMPANY MONEY SEPARATE

Use company accounts for company transactions. Do not normalize paying business revenue into a founder’s personal wallet because it feels convenient.

■ Personal tax — determine the facts first

Tax treatment can depend on residence, days present, domicile, source of income, treaty position, employment arrangement, and the nature of compensation.

📄 KEEP THIS EVIDENCE — CREATE A YEARLY DAY-COUNT RECORD FROM THE FIRST TRIP

■ Entry and exit dates

■ Contracts

■ Payslips

■ Tax filings and payment records

■ Reimbursement and allowance evidence

■ Employer and work-location information

■ Foreign individual allowances

Current national tax policy extends certain preferential treatment for qualifying foreign individuals through 31 December 2027. A resident foreign individual may choose between specified tax-exempt allowance treatment and itemized additional deductions, but **may not enjoy both for the same tax year** and generally may not change the choice within that year.

⚠ NOT A BLANKET EXEMPTION

Eligibility, documentation, reasonableness, and reimbursement method matter. Ask the employer and tax adviser to document the annual choice before payroll begins.

■ The six-year rule is a guardrail, not a shortcut

For an individual who has no domicile in China but spends at least 183 days in China during a tax year, the preceding six-year residence and travel history can affect the treatment of certain foreign-source income paid by a foreign entity or individual. If at least one of the preceding six years contained fewer than 183 days in China, or a single absence of more than 30 days, qualifying foreign-source and foreign-paid income may remain exempt under the current rule.

⚠ DO NOT ASSUME

This rule does not decide whether income is foreign-source. Services physically performed in China may still create China-source income even when the customer and payment account are overseas. **Do not treat “less than six years” as a general remote-work tax exemption.**

■ Company tax — the 5% headline needs context

China’s current small-low-profit-enterprise policy can produce an effective corporate income tax rate of 5% on qualifying taxable income through 31 December 2027. The calculation is 25% of taxable income multiplied by a 20% corporate income tax rate.

QUALIFICATION CONDITIONS INCLUDE

- Activity not in a restricted or prohibited industry
- Annual taxable income not exceeding RMB 3 million
- No more than 300 employees
- Total assets not exceeding RMB 50 million

⚠ NOT A 5% TOTAL-TAX PROMISE

It does not include value-added tax, surcharges, payroll taxes, individual income tax, social insurance, stamp tax, customs, withholding, or sector-specific obligations. Nor does “taxable income” mean revenue or cash in the bank.

→ ASK YOUR ACCOUNTANT FOR A ONE-PAGE MODEL SHOWING

- | | | |
|--------------------|-------------------------------------|--|
| ■ Revenue | ■ Corporate income tax | ■ Founder salary and individual tax |
| ■ Deductible costs | ■ VAT and surcharges | ■ After-tax profit |
| ■ Taxable income | ■ Payroll and social-insurance cost | ■ Dividend withholding and remittance costs where relevant |

■ Social insurance — verify country and category

China has bilateral social-security agreements with a number of countries. The covered categories, exempted insurance types, evidence, application process, and maximum period differ by agreement.

The existence of a signed agreement does not necessarily mean that every administrative arrangement is already effective. Use the current country-specific agreement and implementation notice. China's National Social Insurance Public Service Platform provides an "Overseas Exemption" service for eligible applications and certificate verification.

⚠ DO NOT USE "MY COUNTRY HAS AN AGREEMENT" AS THE CONCLUSION — ASK

- Does the agreement apply to my employment or assignment category?
- Which Chinese insurance contributions are covered?
- Must I remain insured in the home country?
- What certificate is required? Which Chinese authority accepts it?
- When must the application be filed?
- What happens when the exemption period ends?

■ Remittance — identify the bucket

Before asking "How much can I send out?", identify what the money is:

Salary	Expense reimbursement	Dividend	Service fee	Loan repayment	Capital reduction	Liquidation proceeds
Sale proceeds	Emigrant property transfer	Inheritance				

Each bucket can have different contracts, tax evidence, bank review, foreign-exchange filings, and approval logic.

⚡ MYTH — EVERY LARGE REMITTANCE MUST FOLLOW A HALF-ONE-YEAR-TWO-YEAR SCHEDULE

The often-cited installment rule — an initial remittance not exceeding half, another portion after one year, and completion after two years — applies specifically to **emigrant property transfers** under the relevant measures. Inheritance transfers are covered by the same measures but may be remitted once or in installments under a different rule. Neither should be presented as the universal rule for ordinary salary, dividend, or business-profit remittance.

For a real remittance, ask the handling bank for a written document list tied to the exact payment type. Then align the contract, invoice, tax filing, board or shareholder resolution, audit or accounting record, and beneficiary information.

🛡 THE CLEAN-MONEY DISCIPLINE — FOR EVERY MATERIAL PAYMENT, BE ABLE TO ANSWER

- What is it? Who paid whom?
- Under which contract or legal relationship?
- Was it invoiced or otherwise documented correctly?
- What tax treatment was applied?
- Which account should receive it?
- What evidence will the bank need if it later crosses a border?

Design for the future remittance at the moment the income is earned — not after the money is trapped in the wrong account with weak documentation.

■ SOURCES FOR THIS CHAPTER

- 🔗 **State Taxation Administration — small low-profit enterprise policy · foreign individual allowance treatment · six-year residence rule (with MOF)**
<https://fgk.chinatax.gov.cn/zcfgk/c102416/c5210453/content.html> <https://fgk.chinatax.gov.cn/zcfgk/c102416/c5211526/content.html> <https://fgk.chinatax.gov.cn/zcfgk/c102416/c5202334/content.html>
- 🔗 **National Social Insurance Public Service Platform — Overseas Exemption · MOHRSS bilateral social-security agreement guidance**
<https://si.12333.gov.cn/> <https://chinajob.mohrss.gov.cn/h5/c/2023-05-31/378964.shtml>
- 🔗 **State Administration of Foreign Exchange — emigrant and inheritance property transfer rules**
<https://m.safe.gov.cn/safe/2004/1116/4133.html>

7

CHAPTER 07

Where to Land

Choose a place by the life it enables every week.



Urban Beijing — four practical bases

Chaoyang Best for: international business, embassies, media, creative industries, international schools, and a relatively accessible foreign-service ecosystem. Trade-off: high rents in the most convenient areas, long travel to parts of Haidian, and the risk of living in an international bubble. Test: travel from the candidate home to your two most important weekly destinations at 08:30 and 18:00.	Haidian Best for: universities, research, technology, education, and networks around Zhongguancun. Trade-off: distance from some diplomatic and international-service clusters; high demand near strong schools and transit. Test: whether your actual network is in the university/research corridor or whether “Zhongguancun” is only a brand association.
Dongcheng & Xicheng Best for: central cultural life, heritage neighborhoods, policy-adjacent institutions, and people whose work repeatedly pulls them into the historic core. Trade-off: older housing stock, variable layouts, parking and renovation constraints, and fewer modern compounds at a given budget. Test: heating, plumbing, sound insulation, natural light, delivery access, and property-management responsiveness.	Yizhuang & the southeast Best for: engineering, advanced manufacturing, life sciences, industrial parks, and teams tied to the Beijing Economic-Technological Development Area. Trade-off: less convenient for a social and meeting calendar centered on north or central Beijing. Test: whether the business ecosystem justifies the distance. If it does, living close to the work may outperform a fashionable address.

👁 FIELD NOTE

Distance is a tax. Measure candidate locations against the journeys you will repeat every week, not against a map of tourist landmarks.

■ Outer districts — do not buy the fantasy before testing the logistics

Outer Beijing can offer space, landscape, lower density, and a stronger local rhythm. It can also introduce car dependence, weaker international services, winter utility problems, delivery constraints, and harder accommodation registration.

👁 FIELD NOTE

HUAIROU

The most mature of the three northern nature-oriented options for international-facing services and established visitor infrastructure. Its profile includes major conference, science, and tourism assets.

Good fit: people who want mountain access while retaining a relatively legible service environment.

Risk: the best-known villages can be highly commercialized and priced for weekend demand.

👁 FIELD NOTE

MIYUN

Can retain more visible village texture away from the best-known tourism nodes. It may suit people who value a quieter, less curated environment.

Good fit: a small group willing to invest in local relationships and accept thinner international services.

Risk: transport, winter heating, water systems, property documentation, and foreign-guest registration require address-level verification.

👁 FIELD NOTE

YANQING

Compelling for nature, winter sports, motorcycle or driving-oriented lifestyles, and people who are comfortable with a more seasonal environment.

Good fit: residents whose social and work rhythm does not require daily central-city presence.

Risk: cold winters, distance, and weather-dependent travel are operating constraints, not aesthetic details.

■ Village examples — use them as hypotheses

Local observations suggest:

- Xinzhuang and Beigou are well-known and relatively commercialized;
- Liugou can feel more locally textured and less packaged.

⚠ THESE ARE NOT RANKINGS

A village can change quickly, and the decisive unit is the exact house, landlord, access road, utilities, registration process, and nearby people. **Visit in the conditions you will actually live through.**

→ CONSIDERING RURAL? GO TO CHAPTER 9

CHAPTER 8 — BUILD A MICRO-COMMUNITY

The weighted-location scorecard

Assign each factor a weight from 1 to 5. Score each candidate from 1 to 5. Multiply weight by score.

FACTOR	SUGGESTED WEIGHT	CANDIDATE A	CANDIDATE B	CANDIDATE C
Weekly commute	5			
Accommodation-registration certainty	5			
Housing quality and winter performance	5			
Access to collaborators or clients	4			
Healthcare access	4			
Payment, delivery, and daily services	3			
Social life and community	4			
Nature and outdoor access	2–5			
Total monthly cost	3			
Exit flexibility	4			
Weighted total				

 **GUARDRAIL**

Do not let a beautiful view compensate for a zero on legal registration or winter habitability.

Candidate notes — address, landlord contact, registration answer, visit dates:

8

CHAPTER 08

Build a Micro-Community

Location is the base layer. For many independent professionals, a three-to-five-person micro-community is the actual landing infrastructure. A good micro-community is not a large chat group. It is a small, reliable circle whose members have complementary knowledge and meet in person.

The five useful roles

One person may fill more than one role:

NAVIGATOR Comfortable with local language, neighborhoods, and practical problem-solving.	OPERATOR Enjoys checklists, appointments, documents, and follow-through.	CONNECTOR Introduces people across professional and social networks.	SPECIALIST Depth in law, tax, technology, research, health, or another relevant domain.	ANCHOR Creates a recurring place or ritual — weekly breakfast, work session, hike, dinner, or salon.
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The purpose is not to outsource responsibility. It is to reduce the number of problems you solve alone.

The first-month rhythm

Use a simple cadence:

One weekly working session	One shared meal	One local exploration or site visit	One open office hour for practical problems	One monthly “stay or change?” review
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KEEP IT SMALL

Keep the group small enough that absence is visible.

■ A micro-community operating agreement

Agree on:

- What the group is for
- What it is not for
- Whether referrals are personal recommendations or paid leads
- How confidential information is handled
- Whether members may add others
- How shared costs are divided
- How decisions about a shared house or workspace are made
- What happens when someone leaves Beijing

■ The 30-day community test

A useful group should improve at least three outcomes:

- Faster, better-vetted local information
- Fewer administrative mistakes
- Stronger professional opportunities
- More consistent health and social routines
- A more accurate understanding of the chosen neighborhood
- Credible emergency support

△ REALITY CHECK

If the group exists only in a messaging app, redesign the ritual.

■ Rural landing pod

For an outer-district or village base, a small landing pod is particularly valuable. Before leasing together, assign owners for:

- Landlord and title documents
- Transport and vehicle plan
- Cleaning and waste
- Police/accommodation-registration confirmation
- Internet and backup connectivity
- Community relations
- Utilities and winter systems
- Maintenance budget
- Exit and deposit recovery

THE KEY PERSON

The most important person is not the one with the largest following. It is the one who reliably closes the loop.

9

CHAPTER 09 · RURAL BEIJING

Opportunity Without Romanticism

Rural Beijing can support focused work, outdoor life, small retreats, and a distinctive community. It can also turn a low rent into an expensive renovation dispute.

△ THE OWNERSHIP LINE

Rural homestead land is collectively owned. An urban resident or foreign resident should not treat a rural-house arrangement as the purchase of Western-style land ownership.

National policy supports lawful use of idle rural houses through rental and cooperative models. Under Article 705 of China’s Civil Code, a lease term may not exceed 20 years; any excess portion is invalid. National rural-homestead guidance expressly applies this limit to urban residents and business capital renting rural houses. Local implementation, house status, permitted use, and filing requirements must still be checked for the exact property.

THE SAFE MENTAL MODEL

You are paying for a time-limited, documented right to use a particular house under specified conditions — not buying the homestead.

THREE TESTS BEFORE DISCUSSING PRICE

1 Can you identify the lawful lessor? Obtain and reconcile: ■ Lessor’s identity ■ Household or ownership/house-use evidence ■ Authority of every person signing ■ Consent needed from co-owners, household members, village collective, or sublessor ■ Exact map, boundaries, rooms, yard, storage, and access included	2 Can foreign residents register at the address? Ask the landlord to accompany you to confirm the accommodation-registration process before a long-term commitment. Do not accept: ■ “Other foreigners stayed here before” ■ A screenshot from an unrelated address ■ A promise that registration is unnecessary ■ A contract that intentionally describes a different property	3 Can the building survive your intended use? Inspect: - Structure and roof - Legal construction status and additions - Heating type and actual winter cost - Pipe freeze protection - Water source, pressure, testing, storage - Sewage and septic system - Electrical capacity and grounding - Fire access and extinguishers - Internet speed and mobile signal - Mold, drainage, stormwater - Waste collection - Road access in snow or heavy rain
---	--	---

■ The three-visit rule

Visit at least three times:

VISIT 1

Weekday daylight

Documents, utilities, neighborhood services.

VISIT 2

Evening or bad weather

Access, lighting, noise, transport, safety.

VISIT 3

Cold season or winter simulation

Heating, pipes, insulation, delivery, road conditions.

→ IF A WINTER VISIT IS IMPOSSIBLE

Pay for a professional building and systems inspection and negotiate a short first term.

■ Renovation discipline

Do not renovate before the contract answers:

- Who owns improvements
- Which work requires written consent
- Whether local approval is required
- Who bears loss if an addition is found unlawful
- Whether fixtures can be removed
- How unamortized investment is treated on early termination
- What happens if the house is requisitioned, redeveloped, declared unsafe, or cannot register foreign residents
- Whether commercial, studio, retreat, event, or lodging use is permitted
- Insurance and injury responsibility

⚠ BEFORE WORK BEGINS

Photograph and inventory the property before work begins. Attach the record to the signed contract.

→ GO TO CHAPTER 10 — RURAL HOUSE DUE DILIGENCE

RELATED TEMPLATE — TEMPLATE D: RURAL-HOUSE VERIFICATION REQUEST

■ SOURCES FOR THIS CHAPTER

- 🔗 **Civil Code of the People's Republic of China — Article 705**
https://www.moj.gov.cn/pub/sfbgw/zwgkztzl/2025nianzhuanti/2025mfdxcy/2025mfdxcy_mfdq/202505/t20250507_518708.html
- 🔗 **Ministry of Culture and Tourism — policy summary on using idle rural houses**
https://www.mct.gov.cn/preview/whhlyqzcxxtf/td/202012/t20201217_919672.html
- 🔗 **Beijing housing rental regulation**
https://www.beijing.gov.cn/zhengce/dfxfg/202208/t20220823_2797935.html

10

CHAPTER 10

Rural House Due Diligence

Use this chapter as a pre-contract workflow.

1

Stage 1 — Document review

Request clear copies of:

■ Landlord identity document

■ Property, house-use, or relevant rural-house evidence

■ Authority to lease

■ Current photographs and floor plan

■ Utility bills

■ Existing leases, mortgages, disputes, notices, or restrictions

■ Village or local confirmations applicable to the proposed use

Have a Chinese-qualified lawyer review any high-value or renovation-heavy arrangement.

2

Stage 2 — Authority checks

Confirm with the relevant local bodies:

■ Whether the house may lawfully be leased for the intended use

■ Whether foreign residents can complete accommodation registration

■ Whether renovation requires approval

■ Whether business, studio, event, guesthouse, food service, or short-term accommodation use requires licences

■ Whether the address can be used for a company, if that is proposed

■ Whether fire, sanitation, environmental, or public-security requirements apply

Record the office, date, person, question, and answer. **Verbal guidance is useful, but written evidence is stronger.**

3

Stage 3 — Technical inspection

Bring:

Socket tester

Thermometer or thermal camera if available

Water-pressure gauge

Mobile phones on different networks

Flashlight

Measuring tape

Camera

A local builder or engineer for material commitments

⚠ TEST UNDER LOAD

Heating, hot water, multiple electrical appliances, drains, Wi-Fi, and mobile calls.

4

Stage 4 — Contract protections

The contract should specify:

■ Exact parties and property

■ Permitted residential and work use

■ Term not exceeding the lawful maximum

■ Rent, deposit, payment dates, receipts, and taxes

■ Accommodation-registration cooperation

■ Repair and emergency response

■ Utility ownership and payment

■ Alteration approval

■ Improvement ownership and compensation

■ Subletting and guests

■ Default and cure periods

■ Early termination

■ Deposit return deadline

■ Access by landlord

■ Dispute resolution

■ Language and controlling version

■ Attachments: inventory, photographs, plans, document copies

5

Stage 5 — One-month pilot

Where negotiation allows, use a short pilot stay before signing a long lease or beginning renovations. During the pilot, log:

■ Door-to-destination travel time

■ Heating and electricity consumption

■ Internet outages

■ Water and sewage issues

■ Delivery reliability

■ Noise

■ Landlord responsiveness

■ Registration success

■ Relationship with immediate neighbors

■ Whether the promised lifestyle occurs on ordinary weekdays

⊗ STOP CONDITIONS — WALK AWAY IF

■ The signatory cannot prove authority

■ The address cannot complete required accommodation registration

■ Documents identify a different house

■ The landlord insists on a sham contract

■ Major construction appears unapproved and the risk cannot be resolved

■ Access or utilities depend on an undocumented favor

■ Renovation is required before you can test basic habitability

■ The deposit or rent must be paid to an unrelated person without explanation

■ The landlord refuses a written inventory

■ You are pressured to pay before review

11

■ CHAPTER 11 · TEMPLATES AND CHECKLISTS

Use at the Point of Action

These templates are conversation starters. Adapt them to your facts and have material contracts reviewed professionally.

A

Accommodation-registration question to a landlord

住宿登记确认 — 发给房东

SEND BEFORE YOU PAY

ENGLISH

Hello. Before I reserve or sign the lease, I need to confirm the foreign-resident accommodation registration process for this exact address.

Could you please confirm:

- You are willing to cooperate with registration within 24 hours of my move-in.
- You can provide the property or lease documents required by the online system or local police station.
- The name and address in those documents match the house I will occupy.
- If online registration does not work, you will accompany me to the local police station with jurisdiction.

Please send a redacted copy of the relevant address page before I pay the deposit. You may cover personal numbers that are not needed for verification.

中文

您好。预订或签约前，我需要先确认这个具体地址能否为外籍住户办理住宿登记。

请您确认：

- 愿意配合我在入住后24小时内办理住宿登记；
- 能够提供线上系统或属地派出所要求的房屋权属证明或租赁材料；
- 材料中的姓名和地址与我实际居住的房屋一致；
- 如果线上登记无法完成，愿意陪同我到属地派出所办理。

请在我支付押金前，提供相关材料中显示地址的一页。与核验无关的个人号码可以遮挡。

RELATED — CH 5, ACCOMMODATION REGISTRATION

RELATED — ONE-PAGE PRE-ARRIVAL CHECKLIST

B

Question to an incubator or registered-address provider

注册地址及孵化服务尽调 — 发给服务商

REQUEST A WRITTEN ANSWER

ENGLISH

Subject: Due diligence questions for a foreign-invested startup in Beijing

Hello,

I am evaluating Beijing as the base for a company working in [specific activity]. Before discussing a service package, please confirm in writing:

- Which legal entity and district provide the registered address?
- Whether the address supports my proposed business scope, tax onboarding, invoice setup, and bank due diligence.
- Whether it can support a foreign founder's work-permit application, if the authority requires address evidence.
- What physical presence, inspection, desk, or lease rights are included.
- Which services are included and excluded from the quoted fee.
- Renewal, relocation, document-release, and termination costs.
- Whether you receive official correspondence and how quickly it is forwarded.
- Whether any equity, IP, exclusivity, investment, or local-spending condition applies.

I can provide a one-page project summary after receiving your standard terms.

中文

主题：外商投资初创企业注册地址及孵化服务尽调问题

您好！

我正在评估将一家从事【具体业务】的企业落地北京。在讨论服务方案前，请书面确认：

- 由哪个法律主体、在哪个区提供注册地址；
- 该地址是否支持拟定经营范围、税务报到、开票及银行尽调；
- 如主管部门要求地址材料，该地址是否支持外籍创始人申请外国人工作许可；
- 服务是否包含实际工位、入驻、配合核查或租赁权利；
- 报价包含及不包含哪些具体服务；
- 续费、迁址、材料移交及终止服务的费用；
- 是否代收政府及司法文书，以及转交时限；
- 是否附带股权、知识产权、排他、融资或本地支出条件。

收到贵方标准条款后，我可以提供一页项目简介。

RELATED — CH 4, GATE 2 (PLACE) & PROVIDER DUE DILIGENCE

C

First message to a China tax adviser

税务顾问范围界定咨询 — 发给税务顾问

ASK FOR WRITTEN SCOPING

ENGLISH

I need a written scoping consultation, not a generic tax-rate quotation.

My facts:

Nationality and tax residence(s):

Expected days in China in 2026:

China entry/status hypothesis:

Payers and their countries:

Nature of work physically performed in China:

China entity or employer:

Expected salary, service income, dividends, and reimbursements:

Home-country social-security coverage:

Please advise which issues require analysis, which documents you need, what assumptions you are making, and which filings or elections must be completed before the first payment.

Please separately address individual income tax, corporate tax, VAT, social insurance, treaty questions, and future cross-border remittance. I understand that a headline 5% corporate income tax rate is not a total-tax estimate.

中文

我希望先进行一次有书面结论的范围界定咨询，而不是只获得通用税率报价。

我的基本情况：

国籍及税收居民身份：

预计2026年在中国停留天数：

计划采用的入境及居留身份：

付款方及所在国家/地区：

在中国境内实际开展的工作内容：

中国境内企业或雇主：

预计工资、服务收入、股息及报销：

母国社会保障参保情况：

请说明需要分析的问题、所需材料、采用的前提假设，以及首次收付款前需要完成的申报或选择。

请分别说明个人所得税、企业税、增值税、社会保险、税收协定及未来跨境汇款问题。我理解“企业所得税实际税率5%”并不等同于企业全部税费仅为5%。

RELATED — CH 6, MONEY WITHOUT MYTHS

RELATED — TRACK D MINIMUM ACTION

D

Rural-house verification request

农房核验请求 — 发给出租方

SEND BEFORE LEASE TALKS

ENGLISH

Before discussing a long lease or renovation, I need to verify the house, the person authorized to lease it, and the permitted use.

Please prepare:

- Your identity and authority to sign;
- Available documents identifying the house and address;
- Written consent required from other right-holders;
- Utility bills and heating information;
- Confirmation of foreign-resident accommodation registration;
- Disclosure of additions, disputes, notices, mortgages, redevelopment plans, or restrictions;
- Written terms for renovation ownership, early termination, and deposit return.

I would also like to test the house on a weekday, in the evening, and during cold weather before signing a long-term agreement.

中文

在讨论长期租赁或装修投入前，我需要先核验房屋、出租权限及允许用途。

请准备：

- 您的身份证明及签约权限；
- 能够识别该房屋和地址的相关材料；
- 其他权利人需要出具的书面同意；
- 水电费用及供暖情况；
- 外籍住户住宿登记的确认材料；
- 对扩建、争议、通知、抵押、改造计划或限制情况的披露；
- 关于装修归属、提前解约及押金退还的书面条款。

在签署长期协议前，我还希望分别在工作日白天、晚间及寒冷天气条件下测试房屋。

RELATED — CH 10, FIVE-STAGE DUE DILIGENCE

RELATED — CH 9, THREE TESTS

■ CHAPTER 11 · ONE-PAGE CHECKLISTS

Print These. Tick Boxes. Then Commit.

■ PRE-ARRIVAL

- ☐ My real activity matches a reviewed legal track.
- ☐ My first accommodation can register foreign residents.
- ☐ I have passport, entry, qualification, insurance, and prescription copies.
- ☐ I have two cards, cash, and attempted mobile-payment setup.
- ☐ I have a reachable phone plan for arrival day.
- ☐ I have my address and host phone number in Chinese.
- ☐ I know who owns each unresolved immigration, tax, banking, or company question.
- ☐ I have not paid a large deposit to an unverified person or address.
- ☐ I have an emergency medical route and insurer number.
- ☐ I have a 30-day review date.

■ FOUNDER

- ☐ Business activity and scope are specific.
- ☐ Foreign-investment and licensing questions are checked.
- ☐ District choice is based on operations.
- ☐ Registered address is verified for tax, bank, and work-permit needs.
- ☐ Registered capital is fundable on schedule.
- ☐ Company formation and founder status have separate written plans.
- ☐ Bank, tax, accounting, payroll, and invoices are included in the operating model.
- ☐ Every seal and digital credential has a custody rule.
- ☐ The provider's exclusions, renewals, relocation, and closure costs are known.
- ☐ I have a fallback if work authorization or bank opening is delayed.

■ RURAL HOUSE

- ☐ Lessor identity and authority are verified.
- ☐ The exact house matches the documents.
- ☐ Accommodation registration has been tested or confirmed for this address.
- ☐ Permitted use is confirmed.
- ☐ Structure, heating, water, sewage, electricity, fire access, and internet are tested.
- ☐ I have visited in daylight and at night; winter risk has been tested.
- ☐ Renovation ownership and early termination are written.
- ☐ The contract term does not exceed the lawful maximum.
- ☐ Payment account belongs to the contracting party or is explained in writing.
- ☐ Inventory, photos, plans, and document copies are attached.

12

CHAPTER 12

Source Register and Update Log

This working edition prioritizes official sources for the topics most likely to cause legal, financial, or operational harm.

TOPIC	STATUS	NEXT REVIEW TRIGGER
Beijing accommodation registration	Official Beijing guidance reviewed	Process or portal change
SIM registration	Official Beijing guidance reviewed	Carrier process change
Work permit baseline	Official Beijing guidance reviewed	Category or system update
Company establishment	Official Beijing guidance reviewed	Registration workflow change
Registered-capital contribution	Company Law and State Council transition rules reviewed	Company-law or registration-rule change
K visa	Official national category confirmed; detailed claims restricted	New implementation rules
Individual tax residence and source	National non-domiciled-individual rules reviewed; treaty analysis remains case-specific	New tax notice or treaty change
Small low-profit enterprise tax	Official tax policy reviewed; valid through 31 Dec 2027	New tax notice
Foreign individual allowances	Official tax policy reviewed; valid through 31 Dec 2027	New tax notice
Bilateral social-security agreements	National platform and implementation guidance reviewed; country terms vary	Agreement or implementation change
Payment services	Official Beijing guide reviewed; fixed limits omitted	App or regulatory change
Medical access	Official Beijing guide reviewed	Hospital or insurance change
Provisional driving permission	Official Beijing guidance reviewed	Traffic-management change
Rural idle-house leasing	Civil Code, national policy, and Beijing rental regulation reviewed	Local district or village rule
Cross-border remittance	Emigrant-transfer installment rule separated from inheritance and ordinary income	Bank/SAFE/tax rule change
Government service and local implementation	Beijing 12345 and responsible-authority routes reviewed	Hotline or responsibility change

■ CHAPTER 12 · OFFICIAL SOURCE DIRECTORY

Full Citations — Beijing Municipal Sources (1 of 2)

Quoted titles are exact official titles. Unquoted titles are descriptive labels. Each entry: issuing authority · title · document details where applicable · jurisdiction · source type · last verified · clickable URL.

- Beijing Municipal Government

"Notification Letter of Foreigner's Work Permit: Applications for Foreign Professional Talents (Non-Credit-Based) Outside of China"

Jurisdiction: Beijing · Official guidance · Last verified: 27 July 2026 · Cited in Chapter 2

<https://english.beijing.gov.cn/mostrequested/workpermit/noncreditbasedtalentsoutsideofchina/>
- Beijing 12345 Citizen Service Hotline

"What are the minimum requirements for a foreigner to obtain a Category A or B Work Permit in Beijing?"

Jurisdiction: Beijing · Official FAQ · Last verified: 27 July 2026 · Cited in Chapter 2

https://english.beijing.gov.cn/12345hotline/faqs/all/202603/t20260324_4564836.html
- Beijing 12345 Citizen Service Hotline

FAQ — registering a company

Jurisdiction: Beijing · Official FAQ · Last verified: 27 July 2026 · Cited in Chapters 2 and 4

https://english.beijing.gov.cn/12345hotline/faqs/all/202603/t20260324_4564827.html
- Beijing 12345 Citizen Service Hotline

Multilingual public-service hotline — service portal

Jurisdiction: Beijing · Official service portal · Last verified: 27 July 2026 · Cited in Start Here and Chapter 2

<https://english.beijing.gov.cn/12345hotline/>
- Beijing Municipal Government

Enterprise establishment guide — thematic guide for investors

Jurisdiction: Beijing · Official guide · Last verified: 27 July 2026 · Cited in Chapter 4

https://english.beijing.gov.cn/investinginbeijing/Start_Your_Business/focus_guide/thematic_guide/Enterprise_establishment/index.html
- Beijing Municipal Government

Chinese–English bilingual market-registration forms — service announcement

Jurisdiction: Beijing · Official announcement · Last verified: 27 July 2026 · Cited in Chapter 4

https://english.beijing.gov.cn/workinginbeijing/recommendations/202607/t20260703_4745818.html

Full Citations — Beijing Municipal Sources (2 of 2)

Quoted titles are exact official titles. Unquoted titles are descriptive labels. Each entry: issuing authority · title · document details where applicable · jurisdiction · source type · last verified · clickable URL.

Beijing Municipal Government Online accommodation registration — application guidance Jurisdiction: Beijing · Official guidance · Last verified: 27 July 2026 · Cited in Chapter 5 https://english.beijing.gov.cn/livinginbeijing/applicationfordocuments/202107/t20210719_2439278.html
Beijing Municipal Government Purchasing SIM cards — quick guide Jurisdiction: Beijing · Official guide · Last verified: 27 July 2026 · Cited in Chapter 5 https://english.beijing.gov.cn/quickguideservices/purchasingsimcards/
Beijing Municipal Government Medical guide — international services and payment methods Jurisdiction: Beijing · Official guide · Last verified: 27 July 2026 · Cited in Chapter 5 https://english.beijing.gov.cn/quickguideservices/medicalguide/index.html
Beijing Municipal Government Payment-services guide Jurisdiction: Beijing · Official guide · Last verified: 27 July 2026 · Cited in Chapter 5 https://english.beijing.gov.cn/specials/paymentservices/
Beijing Municipal Government Provisional driving permit — guidance for short-stay visitors Jurisdiction: Beijing · Official guidance · Last verified: 27 July 2026 · Cited in Chapter 5 · URL corrected per EQ-01 https://english.beijing.gov.cn/mostrequested/drivinglicense/list/202012/t20201210_2161614.html
Beijing Municipal Government — beijing.gov.cn Beijing housing rental regulation Jurisdiction: Beijing · Local regulation · Last verified: 27 July 2026 · Cited in Chapter 9 https://www.beijing.gov.cn/zhengce/dfxfg/202208/t20220823_2797935.html

Full Citations — National Sources (1 of 2)

Quoted titles are exact official titles. Unquoted titles are descriptive labels. Each entry: issuing authority · title · document details where applicable · jurisdiction · source type · last verified · clickable URL.

National Immigration Administration

K visa notice — new category for eligible young foreign science and technology talent

Announced: 14 August 2025 · Amended regulation effective: 1 October 2025

Jurisdiction: National · Official notice · Last verified: 27 July 2026 · Cited in Chapter 2

<https://www.nia.gov.cn/n897453/c1739834/content.html>

State Taxation Administration guidance reproduced by Jiangsu Tax Service

Guidance on permanent establishments under tax treaties

Jurisdiction: National · Official guidance · Last verified: 27 July 2026 · Cited in Chapter 2

https://jiangsu.chinatax.gov.cn/art/2019/4/2/art_9647_239075.html

State Taxation Administration — policy database

国家税务总局关于税收协定执行若干问题的公告

Document: 国家税务总局公告2018年第11号 · Issued: 9 February 2018

Jurisdiction: National · Policy announcement · Last verified: 27 July 2026 · Cited in Chapter 2

<https://fgk.chinatax.gov.cn/zcfgk/c100012/c5194783/content.html>

State Taxation Administration — policy database

Small low-profit enterprise income-tax policy — valid through 31 December 2027

Jurisdiction: National · Tax policy · Last verified: 27 July 2026 · Cited in Chapter 6

<https://fgk.chinatax.gov.cn/zcfgk/c102416/c5210453/content.html>

State Taxation Administration — policy database

Preferential allowance treatment for qualifying foreign individuals — valid through 31 December 2027

Jurisdiction: National · Tax policy · Last verified: 27 July 2026 · Cited in Chapter 6

<https://fgk.chinatax.gov.cn/zcfgk/c102416/c5211526/content.html>

Ministry of Finance & State Taxation Administration — policy database

Six-year residence rule for non-domiciled individuals

Jurisdiction: National · Tax policy · Last verified: 27 July 2026 · Cited in Chapter 6

<https://fgk.chinatax.gov.cn/zcfgk/c102416/c5202334/content.html>

Full Citations — National Sources (2 of 2)

Quoted titles are exact official titles. Unquoted titles are descriptive labels. Each entry: issuing authority · title · document details where applicable · jurisdiction · source type · last verified · clickable URL.

- National Social Insurance Public Service Platform**

“Overseas Exemption” service — eligible applications and certificate verification

Jurisdiction: National · Official service platform · Last verified: 27 July 2026 · Cited in Chapter 6

<https://si.12333.gov.cn/>
- Ministry of Human Resources and Social Security**

Bilateral social-security agreement guidance

Jurisdiction: National · Official guidance · Last verified: 27 July 2026 · Cited in Chapter 6

<https://chinajob.mohrss.gov.cn/h5/c/2023-05-31/378964.shtml>
- State Administration of Foreign Exchange**

Measures on emigrant and inheritance property transfers

Jurisdiction: National · Regulation · Last verified: 27 July 2026 · Cited in Chapter 6

<https://m.safe.gov.cn/safe/2004/1116/4133.html>
- National People’s Congress**

Civil Code of the People’s Republic of China — Article 705

Adopted: 28 May 2020 · Effective: 1 January 2021

Official text mirror: Ministry of Justice · Jurisdiction: National · Statute · Last verified: 27 July 2026 · Cited in Chapter 9

https://www.moj.gov.cn/pub/sfbgw/zwgkztzl/2025nianshuanti/2025mfdxcy/2025mfdxcy_mfdql/202505/t20250507_518708.html

Stable official backup — National Laws and Regulations Database (search “中华人民共和国民法典”):

<https://flk.npc.gov.cn/>
- State Council of the People’s Republic of China**

Decree No. 784 — registered-capital system rules under the revised Company Law (effective 1 July 2024)

Jurisdiction: National · Regulation · Last verified: 27 July 2026 · Cited in Chapter 4

https://www.gov.cn/zhengce/zhengceku/202407/content_6960377.htm
- Ministry of Culture and Tourism**

Policy summary on using idle rural houses

Jurisdiction: National · Policy summary · Last verified: 27 July 2026 · Cited in Chapter 9

https://www.mct.gov.cn/preview/whhlyqyzcx/fw/td/202012/t20201217_919672.html

■ Facts that still require address-level or case-level confirmation

No manual can responsibly pre-approve:

- Your immigration or work-permit eligibility
- Whether a specific registered address will pass every bank, tax, licence, or work-permit check
- Whether a specific rural house can register foreign residents
- Whether your income is China-sourced or taxable in your fact pattern
- Whether your insurer will direct-bill a specific hospital and treatment
- Whether a bank will execute a remittance with your document set
- Whether a district incentive or incubator offer remains funded and available

THE HONEST LINE

This is not a weakness in the manual. It is the line between information and professional determination.

🕒 VERIFICATION STATUS OF THIS EDITION

Online official sources reviewed to the data-freeze date. Address-level, provider-level and individual eligibility checks remain case-specific and are not pre-certified by this manual.

■ Update protocol — before publishing a paid edition

- 1 Re-open every official source in this register.
- 2 Record the access date and archive the operative text.
- 3 Build a list of unresolved questions and identify the authority with subject-matter and local jurisdiction for each one.
- 4 Contact the responsible authority early, present the actual facts, and record the current guidance, document list, date, and reference number.
- 5 Conduct address-level tests for at least one urban rental and one rural rental.
- 6 Call or visit at least two company-address providers in different districts.
- 7 Verify the first-72-hours sequence with a newly arrived foreign resident.
- 8 Remove any number that cannot be tied to a dated official source.
- 9 Publish a change log, not a silent replacement.

■ Version log

VERSION	DATE	SCOPE
0.1	27 July 2026	Full English working manuscript; official-source risk corrections; field-verification protocol added
0.2	27 July 2026	Authority-first guidance added; company-capital, tax residence, social-security, rural lease, and remittance evidence tightened
Q3 Edition	27 July 2026	Commercial design edition based on content version 0.2; authority-first guidance, updated official sources and publication design. No substantive legal or tax outcome is pre-certified.

■ Closing note

The strongest Beijing plan is not the one with the most information. It is the one in which:

- The legal status matches the real activity
 - The money trail can be explained
 - The address works administratively and physically
- The founder controls the company
 - The weekly geography is sustainable
 - A small group of reliable people closes the gaps

FINAL WORD

Beijing can be a remarkable place to build. Arrive with a specific reason, a lawful track, a tested address, and enough humility to verify what the internet cannot.

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FIVE-MINUTE ROUTE FINDER

TEMPLATES & CHECKLISTS

2026

Beijing Landing Manual 2026

Q3 EDITION

For Foreign Professionals, Founders & Remote Earners.
Legal tracks, first-month actions, founder checks, official sources and practical templates.

CYBERNOMADCHINA

cybernomadchina.com

Data freeze: 27 July 2026 · Online official sources reviewed to the data-freeze date.
Address-level, provider-level and individual eligibility checks remain case-specific.