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CLIENT ALERT

Türkiye Introduces a New Residence Permit Framework for Foreign Investors

NOVEMBER 18, 2026

Presidential Decision No. 11994, dated 17 November 2026, was published in the Official Gazette on 18 November 2026. Adopted pursuant to Article 31 of the Law on Foreigners and International Protection No. 6458, the Decision introduces an investment-based framework for granting short-term residence permits to foreign nationals who do not engage in any employment activities in Türkiye.

Scope, Family Members and Turkish Citizenship

Foreign nationals who do not engage in employment activities in Türkiye but meet the prescribed capital investment thresholds are eligible to obtain short-term residence permits pursuant to Articles 31(1)(j) and 31(5) of Law No. 6458. This eligibility also extends to the foreign investor's spouse and their own or their spouse's minor or dependent children, provided that they are foreign nationals.

Importantly, the Decision expressly stipulates that residence permits granted under this framework shall not constitute a basis for, or be taken into consideration in connection with, the acquisition of Turkish citizenship by way of exception pursuant to Article 12 of Turkish Citizenship Law No. 5901.

Investment Thresholds and Residence Permit Durations

The duration of the residence permit granted under this framework is determined by the amount of the committed investment, denominated in US Dollars or its equivalent in foreign currency. An investment commitment of at least USD 150,000 entitles the investor to a short-term residence permit valid for three years, while an investment commitment of at least USD 200,000 qualifies the investor and eligible family members for a five-year residence permit.

Eligible Investment Categories and Regulatory Oversight

To qualify for a residence permit under this framework, the required funds must be invested in designated financial instruments, subject to a binding commitment to maintain the investment for a period corresponding to at least half of the applicable

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residence permit term. The eligible investment categories and the respective competent supervisory authorities are as follows:

Bank Deposits: Depositing the required amount with banks operating in Türkiye, subject to a commitment to maintain the deposit for at least half of the residence permit term, as determined and verified by the Banking Regulation and Supervision Agency (BDDK).

Government Debt Securities: Investing in government debt instruments, subject to a commitment to retain the investment for at least half of the residence permit term, as determined and verified by the Ministry of Treasury and Finance.

Capital Market Investment Funds: Acquiring participation shares in real estate investment funds (REIFs) or venture capital investment funds (VCIFs), subject to an equivalent minimum holding commitment, as determined and verified by the Capital Markets Board (SPK).

Private Pension System (BES): Making contributions to designated private pension plans and maintaining membership in the system for at least half of the residence permit term, as determined and verified by the Insurance and Private Pension Regulation and Supervision Agency (SEDDK).

Implementation and Entry into Force

The Ministry of Interior is responsible for implementing the Decision and determining the applicable administrative procedures, service standards, and operational guidelines governing foreign investors seeking to benefit from this framework.

The Decision entered into force on the date of its publication in the Official Gazette, namely, November 18, 2026.

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