

Vietnam Reduces 38 Conditional Business Activities: Investment Law Amendments (Effective 2026)

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38 Conditional Business Activities Reduced and 20 Activities Revised

On 11 December 2025, the National Assembly of Vietnam enacted amendments to the Law on Investment, introducing several significant reforms:

- The number of conditional business activities has been reduced by 38, resulting in a total of 196 conditional business lines remaining, with a primary focus on finance, accounting, agriculture, forestry, fisheries, construction, and transportation.
- An additional 20 business activities have undergone review and modification.
- Electronic cigarettes and heated tobacco products have been newly added to the prohibition list.

These 38 business activities will no longer require obtaining a sector-specific licence as a condition precedent to commencing operations. Instead of that, the regulatory approach will shift toward either elimination of such requirements or conversion from license/certification to procedure of publication of business requirements and conditions, accompanied by a post-inspection (hậu kiểm) management mechanism.

The Government will publish 2 new lists:

1. The list of conditional businesses that must continue to undergo pre-operation licensing or certification; and
2. The list of conditional businesses that transition from licensing/certification to a regime based on published business requirements and post-inspection management.

The amended Law consists of 7 chapters and 52 articles and will take effect on 1 March 2026, except for Article 7 and the List of Conditional Business Activities (Appendix IV), which take effect from 1 July 2026.

The Government has indicated that relevant ministries will formulate regulatory standards and management methods for sectors affected by the licensing cuts.

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Reduction in Conditional Business Lines

CONDITIONAL BUSINESS ACTIVITIES REMOVED

No.	Business Line	Sector
1	Tax procedure services	Finance, Accounting, Commerce
2	Customs procedure services	Finance, Accounting, Commerce
3	Insurance auxiliary services	Finance, Accounting, Commerce
4	Commercial inspection services	Finance, Accounting, Commerce
5	Temporary import and re-export of goods subject to excise tax	Finance, Accounting, Commerce
6	Temporary import and re-export of frozen food	Finance, Accounting, Commerce
7	Temporary import and re-export of used goods	Finance, Accounting, Commerce
8	Energy auditing	Finance, Accounting, Commerce
9	Employment services	Culture, Society and Health
10	Labour subcontracting services	Construction, Transportation
11	Automobile warranty and maintenance services	Construction, Transportation
12	New building, conversion, repair, and restoration of inland waterway vehicles	Construction, Transportation
13	Maritime safety assurance services	Construction, Transportation
14	Sea towing services	Construction, Transportation
15	New building, conversion, and repair of ships	Construction, Transportation
16	Flight operation assurance services	Construction, Transportation
17	Multimodal transport services	Construction, Transportation
18	Architectural services	Construction, Transportation
19	Construction activities by foreign contractors	Construction, Transportation
20	Cost management services for construction investment	Construction, Transportation
21	Management and operation services for apartment buildings	Construction, Transportation
22	Management and operation services for cremation facilities	Culture, Society and Health
23	Data center services	Technology, Land
24	Study abroad consulting services	Culture, Society and Health
25	Breeding and planting of wild species listed under CITES and endangered species lists	Agriculture, Forestry, Fisheries
26	Breeding common wild animals	Agriculture, Forestry, Fisheries
27	Export, import, re-export, transit, and introduction from sea of natural specimens of species under CITES and endangered species lists	Agriculture, Forestry, Fisheries
28	Export, import, re-export of artificially propagated or bred specimens under CITES and endangered species lists	Agriculture, Forestry, Fisheries
29	Processing, trading, transporting, advertising, displaying, storing specimens of species under CITES and endangered species lists	Agriculture, Forestry, Fisheries
30	Trading food under specialized management of the Ministry of Agriculture and Rural Development	Agriculture, Forestry, Fisheries
31	Animal quarantine services	Agriculture, Forestry, Fisheries
32	Cosmetic surgery services	Culture, Society and Health
33	Calibration, testing, and verification services for measuring instruments	Technology, Land
34	Art performance, fashion shows, beauty contests, and modeling services	Culture, Society and Health

No.	Business Line	Sector
35	IT infrastructure construction and software development for land information systems	Technology, Land
36	Land database construction services	Technology, Land
37	Printing and minting money	Finance, Accounting, Commerce
38	Archiving services	Finance, Accounting, Commerce

Taken together, these changes reflect a continued policy direction toward simplifying market-entry procedures and refining regulatory oversight. This update highlights the key changes relating to conditional business lines. Other aspects of the amended Law on Investment will be covered in a more detailed articles to follow.

For any further questions you may have, please reach out to us at vietnam@alitim.com


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