

Decree No. 96/2026/ND-CP and Circular No. 56/2026/TT- BTC: What Has Changed in Vietnam's Investment Law and How Will It Impact the Vietnamese Economy?





Overview

Decree No. 96/2026/ND-CP and Circular No. 56/2026/TT-BTC are important legal instruments that further strengthen Vietnam's regulatory framework for investment and business activities, directly affecting enterprises, investors, and the overall investment environment. The new regulations aim to standardize administrative procedures, reduce regulatory overlaps, and enhance transparency in implementation. Notably, several amendments introduced under Decree No. 96/2026/ND-CP are expected to have a significant impact on project access, investment licensing procedures, and the strategic planning of businesses operating in Vietnam.



Decree No. 96/2026/ND-CP

Issued to provide detailed guidance on certain provisions of the Law on Investment, clarifying procedures and conditions for investment activities in Vietnam.



Circular No. 56/2026/TT-BTC

Serves as a technical guidance document, facilitating a more consistent and uniform application of the law among state authorities and businesses.



From a policy perspective, these two instruments reflect the Government's approach of both expanding investment opportunities and requiring stricter compliance with documentation, procedures, and legal responsibilities. This is particularly significant as Vietnam seeks to attract high-quality investment, advanced technology, and high value-added projects.



Key Changes with Significant Business Impact



1

Regulations on the Suspension of Application Processing

2

Electronic Application Submission Mechanism

3

Projects Eligible for Investment Incentives

4

Project Adjustment Procedures



I. Application Processing Suspension

This provision increases the importance of preparing complete and accurate application dossiers from the outset. Incomplete applications may now be suspended or rejected, requiring businesses to devote greater attention to legal review, project assessment, and document preparation.





2. Electronic Submission Mechanism

The expansion of online filing channels is a positive development for the investment environment. It helps reduce processing time, improves transparency, and enables investors to track application progress more efficiently. In the long term, this change supports a more digitalized and modern investment framework. However, its effectiveness will depend on reliable digital infrastructure and seamless integration among government systems.





3. Investment Incentive Projects

Projects in high technology, innovation, environmental protection, and strategic infrastructure are given greater priority, directing investment toward sectors that support long-term growth. This benefits Vietnam by attracting not only capital but also technology and high-value expertise. For businesses, it creates greater opportunities to access investment incentives if their projects align with these priorities.





4. Project Adjustment Procedures

The new regulations also provide clearer mechanisms for adjusting investment approvals in practical situations, such as changes in project location due to administrative restructuring, changes in land use area, or project extensions caused by objective circumstances. This offers greater flexibility and better reflects the realities of project implementation in Vietnam.



Impact on Vietnam's Economy



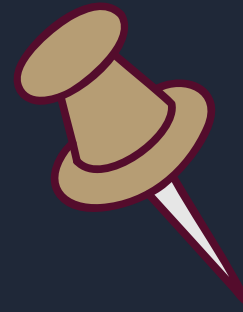
The investment environment becomes more transparent and streamlined, helping reduce processing delays, overlapping procedures, and inconsistencies among regulatory authorities.



Investment capital is expected to shift more strongly toward high-tech industries, research and development, green manufacturing, and strategic infrastructure sectors.



Domestic enterprises will also be required to adopt a more professional approach to application preparation, legal compliance, and project implementation.



What Businesses Need to Know

Businesses should not focus solely on what the new regulations say, but also assess how they affect their specific projects. The impact will vary by industry, particularly for conditional business sectors, foreign-invested projects, and projects requiring investment policy approval. Early review can help avoid delays and enable businesses to take advantage of available incentives.

In addition, as investment procedures increasingly require greater accuracy, businesses should ensure that their application dossiers are complete, consistent, and well-supported from the outset. This is not only a legal requirement but also a key factor in ensuring efficient project implementation.





HANKUK
Law Firm

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Website: <https://hankuklawfirm.com/vi/>

Hotline/Zalo: 0942 339 063

Kakaotalk: Hankuklawfirm